



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

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

## **Project Information**

**Project Name:** Terracina at Wildhawk Project

**Responsible Entity:** Sacramento Housing and Redevelopment Agency

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

**State/Local Identifier:** The project is located east of Bradshaw and Gerber Road in the Community of Vineyard, Sacramento County (APN 122-0790-020).

**Preparer:** Sacramento Housing and Redevelopment Agency

**Certifying Officer Name and Title:** La Shelle Dozier, Executive Director

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

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

**Direct Comments to:**

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**Project Location:**

The project is located east of Bradshaw and Gerber Road in the Community of Vineyard, Sacramento County (APN 122-0790-020). See Figures 1 and 2 at the end of this document.

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

The proposed project would construct a total of 145 units comprised of 36 one-bedroom with one bath units, 36 two-bedrooms with one bath units, 37 two-bedrooms with two baths units, and 36 three-bedrooms with two baths units. One of the two-bedrooms with two bath units would be reserved for management staff. Each unit would have a full kitchen, living space, and indoor storage. The project would construct a mix of one-, two-, and three-bedroom units in six rectangular three-story buildings.

Community indoor amenities would include a 5,436+ sf two-story clubhouse/recreation center near the project entry with a multi-purpose clubroom, lounge area, large-screen television, training/activity space, computer stations, restrooms, laundry facilities, leasing office, and manager's office.

The site design arranges outdoor amenities along a meandering path extending from the clubhouse south through the site. A swimming pool with two outdoor kitchens and outdoor furniture would be constructed south of the clubhouse. Further south would be a play structure and outdoor picnic area with a wood trellis shade structure, barbeques, and tables. Other outdoor amenities would include a half sports court with four square and table tennis, a picnic area with barbeque and table, and an open turf area with a corn hole set. A small, fenced dog park with synthetic turf would be placed on the south end of the amenity area, with a dog wash station adjacent to the maintenance building. All amenities would be within a short walk of all units. Landscaping would feature drought tolerant plants and emphasize tree-shading of open space areas, mechanical equipment, and HVAC units.

The project includes two vehicular accesses on Gerber Road and a fence surrounding the perimeter of the site. The primary access on the site's east side allows right-in/right-out movements. At the east entry, gates would restrict access to the recreation center and parking areas. A swing gate adjacent to the recreation center would be open during the day for visitors' access to the leasing office. The gated driveway on the site's east side would provide emergency vehicle access and outbound right-turn access onto Gerber Road. The project would construct 280 uncovered parking spaces in surface parking areas and 160 bicycle parking spaces.

The project would be graded and constructed in a single phase and would take approximately 14 months to complete. The project would have an approximate depth of excavation of 2.5 to 5 feet for utilities and up to 16 feet for the sewer system.

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

Affordable housing is described as the greatest challenge facing the County of Sacramento and has been exacerbated by the pandemic and high inflation, as in many urban areas throughout California. Based on the 2023 Affordable Housing Needs Report, renters need to earn at least \$32.23 per hour—2.1 times the state minimum wage—to be able to afford the average monthly asking rent of \$1,676 (California Housing Partnership 2023).

The purpose of the project is to provide affordable and permanent supportive housing to low-income individuals and families in the County. The project would target eligible low-, very low-, and extremely low-income households with incomes ranging from 30% to 70% of the area median income (AMI). The project would provide 15 units for extremely low-income households at 30% of the AMI, 30 units for

very low-income households at 50% of the AMI, and 99 units for low-income households at 60% to 70% of the AMI. The recommended actions for the development are consistent with County policies to prioritize special needs housing and maximize the use of all appropriate state, federal, local, and private funding for the development of housing affordable for extremely low-, very low-, and low-income households, while maintaining economic competitiveness in the region.

The project also helps meet the County's projected "fair share" requirement to provide housing for all sectors of the community, and is consistent with the County's adopted goals, policies, and actions designed to meet the housing needs for low-income families and individuals.

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

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

The project site is approximately 6.92 acres south of Gerber Road, and approximately 0.25 miles east of Bradshaw Road. The rectangle-shaped parcel is currently undeveloped and vacant. It was previously graded and does not contain any trees or vegetation. The County is currently using the site as a staging area for the construction of improvements to Gerber Road.

The surrounding area is currently under construction. The Reserve at Wildhawk community is located east of the project with single-family residential neighborhoods, parks, and open space uses. The Reserve at Wildhawk project will construct Big Bend Circle immediately east of the Terracina at Wildhawk site. Parcels south of the Terracina at Wildhawk site are zoned Agricultural-Residential (AR-10), and the parcel west of the site, southwest of Gerber Road/Bradshaw Road, is zoned Shopping Center (SC). North of the site are Gerber Road, and the North Vineyard Station Specific Plan (NVSSP) that plans to develop residential, commercial, park, open space, and public facilities uses.

The area has good regional linkage via California State Routes 16 and 99, and Sacramento Regional Transit (RT) provides public transportation. Bus stops for RT line 19 and a light rail station are located approximately 1.3 miles southwest of the site, which provide access to major medical centers and other shopping in the vicinity at less than 30-minute intervals.

Housing costs within the County of Sacramento (County) hit an all-time high in 2020 and have continued to increase in price. Like home values, rental costs have also increased significantly within the County. As noted above, the average monthly rent of \$1,676 is not affordable to extremely low-, very low-, and low-income households. The current standard of housing affordability indicates that households spending 30% or more of their gross income on housing are "cost burdened." The impact of high housing costs disproportionately affects extremely low-, very low-, and low-income households (Sacramento County 2023) and this trend is anticipated to continue.

#### **Funding Information**

<b>Grant Number</b>	<b>HUD Program</b>	<b>Funding Amount</b>
M32-DC060211	HOME	\$2,650,000

**Estimated Total HUD Funded Amount:**

\$2,650,000

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

\$66,331,238

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

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

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</b>		
<b>Airport Hazards</b> 24 CFR Part 51 Subpart D	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The proposed project is located approximately 6 miles from the closest civilian airport (Mather Airport) and is not within the overflight zone. The project is not within a Runway Protection Zone/Clear Zone (RPZ/CZ) or Accident Potential Zone (APZ).  Exhibit 2-A
<b>Coastal Barrier Resources</b> Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The proposed project is located 78.7 miles inland and is not within a coastal zone. California does not contain protected coastal barrier resources.  Exhibit 2-B
<b>Flood Insurance</b> Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The project site is located within Zone X Area with minimal flood hazard, per FEMA panel 06067C0327H effective 8/16/2012. No flood insurance is required.  Exhibit 2-C
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 &amp; 58.5</b>		
<b>Clean Air</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The project lies within the Sacramento Metropolitan Air Quality Management District. This area is designated non-attainment for the federal ozone and particulate (PM10 and PM2.5) standards. Since this

<p>Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>		<p>project is new construction, air district requirements apply.</p> <p><b>Construction and Operational Emissions</b></p> <p>CaleEMod is an air pollution model that estimates emissions based on specific project characteristics. A model run was developed for this project and appropriate mitigations selected. A model run summary is attached in Exhibit 2-D. Based on the CaleEMod results, the project's emissions fall well below thresholds of significance for construction and operational emissions.</p> <p><b>Federal de minimis</b></p> <p>The federal Clean Air Act of 1990 sets ambient air pollution standards for the nation. About 7,000 air pollution monitoring stations operate nationwide to determine compliance with the federal ambient air standards. Areas that have air pollution above the standards are required to adopt measures to reduce pollution from a variety of sources, including mobile, stationery, and area (e.g. dust from an open pit mine). The US EPA has primary responsibility and authority to meet and maintain clean air standards.</p> <p>Each state that does not attain the standards must develop plans to achieve clean air. The EPA then reviews and approves the state implementation plans. In California, the Air Resources Board has this authority to create a clean air plan. California has 37 local air districts that each develop plans to attain and maintain clean air. The local district plans are then incorporated into the state plan that is approved by the EPA.</p> <p>Thus, the clean air plan developed by the Sacramento Metropolitan Air Quality Management District has been approved by the US EPA as part of the overall California plan. Part of this local clean air plan sets construction and operation standards that are referenced in this document. No separate federal air pollution emission standards exist for this project.</p> <p style="text-align: right;">Exhibit 2-D</p>
<p><b>Coastal Zone Management</b> Coastal Zone Management Act, sections 307(c) &amp; (d)</p>	<p>Yes    No <input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>The proposed project is located 78.7 miles inland from the coast and is not within a coastal zone.</p> <p style="text-align: right;">Exhibit 2-E</p>
<p><b>Contamination and Toxic Substances</b></p>	<p>Yes    No <input checked="" type="checkbox"/>   <input type="checkbox"/></p>	<p>A Phase I Environmental Site Assessment was conducted for the proposed project site. The Assessment found that the site was historically used</p>

24 CFR Part 50.3(i) & 58.5(i)(2)		<p>for farming purposes. Previous assessment activities at the site identified concentrations of lead and dieldrin, an Organochlorine pesticide (OCP), in surface soils. In September 2021, lead and dieldrin-impacted soils were removed from the site. A vapor encroachment condition screening was conducted on site and the results were negative. Therefore, no recognized environmental conditions were found, and no further assessment of the site is warranted.</p> <p>In addition, a Geotechnical Engineering Report was conducted on the proposed site. The Report identifies that the site used to have 5 underground storage tanks that have all been removed. However, due to previous tanks there is a potential for residual contamination and should be considered in the design and construction of residential homes, and a construction mitigation measure was provided.</p> <p style="text-align: right;">Exhibit 2-F</p>
<p><b>Endangered Species</b> Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes    No  <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>A review of special status species databases including the California Natural Diversity Database, United States Fish and Wildlife Service Information for Planning and Consultation Database, and the California Native Plant Society's Inventory of Rare and Endangered Plants of California was completed in order to identify special status species that may occur within the project area. No federally listed species were observed during the site visit on December 4, 2023.</p> <p>The site has been previously graded and does not contain any trees or vegetation. The site is currently being used as a construction staging area.</p> <p>Based on the results of this review, and the site visit, no habitat for special status species is present within or adjacent to the project area.</p> <p style="text-align: right;">Exhibit 2-G</p>
<p><b>Explosive and Flammable Hazards</b> 24 CFR Part 51 Subpart C</p>	<p>Yes    No  <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>Based on aerial imagery and the site visit, land uses within 1 mile are residential with agriculture. No aboveground storage tanks (AST) were observed within the vicinity of the project site.</p> <p>The California Environmental Protection Agency (CalEPA) Regulated Site Portal was also used to determine if there were any facilities with ASTs within a 1-mile radius of the site. No ASTs were identified within a 1-mile radius of the site.</p> <p>In addition, no ASTs were identified in the Phase I Environmental Site Assessment.</p> <p style="text-align: right;">Exhibit 2-H</p>

<p><b>Farmlands Protection</b></p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>The proposed project site is in a vacant area that is planned and approved for new housing development. According to the California Department of Conservation Division of Land Resource Protection Farmland Mapping and Monitoring Program, the site does not meet the definition of prime or unique farmlands and is not of statewide or local significance. The site is listed as grazing land and is currently zoned for residential use by Sacramento County. Therefore, the project would have no effect on farmland.</p> <p style="text-align: right;">Exhibit 2-I</p>
<p><b>Floodplain Management</b></p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>The project site is located within Zone X Area with minimal flood hazard, per FEMA panel 06067C0327H effective 8/16/2012.</p> <p style="text-align: right;">Exhibit 2-J</p>
<p><b>Historic Preservation</b></p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>A records search of the project area and a 0.5-mile buffer from the North Central Information Center identified one historic-era cultural resource within the site and 17 previously recorded historic-era resources and two modern bridges within the vicinity of the project site. The recorded resource onsite was a residence at 9756 Gerber Road, recorded in 2004 as a 1948 residential home in a simple Minimal Traditional style based on earlier Tudor styling with an adjacent garage (P-34-005389). This resource is no longer extant and appears to have been demolished in 2006 (Google Earth).</p> <p>A pedestrian survey was conducted on June 2, 2023, by Kleinfelder archaeologists. The survey was completed using 15-meter spaced transects, with close inspection given to all exposed ground soils for the presence of archaeological materials. The APE has been rough graded and is currently an active staging area with large stockpiles of dirt from adjacent construction projects. The original alignment of Gerber Road has also shifted slightly to the south. Observed soils were reddish brown sandy loam with fist-to-pea-sized gravel inclusions. No cultural resources were identified as a result of this survey.</p> <p>A search of the Native American Heritage Commission (NAHC) Sacred Lands File was negative. Pursuant to Section 106, consultation was initiated with known Native American Tribes in the region on November 16, 2023, and December 12, 2023, based on the project NAHC list, to solicit</p>

		<p>feedback regarding potential Native American resources within or in proximity to the project site. Follow up emails were made January 2, 2023. UAIC requested implementation of their mitigation measures on file for use in Section 106 projects, which are incorporated as project avoidance measures. In addition, Wilton Rancheria requested inadvertent discoveries measures be incorporated as well.</p> <p>SHRA has determined that the proposed undertaking would have no adverse effect on a historic resource. A request to SHPO for concurrence was submitted 1/5/2024.</p> <p>SHPO provided concurrence with the determination of no adverse effect on a historic resource on 2/5/2024.</p> <p style="text-align: right;">Exhibit 2-K</p>
<p><b>Noise Abatement and Control</b> Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes    No  <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>Due to the potential for elevated traffic noise levels at the project site, the developer prepared a noise study for the proposed project. The study predicts the site will be exposed to future Gerber Road traffic once General Plan buildout is complete. The study concluded that the site would have a noise level of 65 dB and falls within compliance with the Sacramento County's General Plan and HUD's acceptable noise level. The project would also use standard residential construction (stucco siding, STC-27 windows, door weather-stripping, exterior wall insulation, composition plywood roof) that would further reduce future Gerber Road traffic noise levels to a 45 dB DNL interior noise level standard within all floors of residences constructed nearest to the roadway. The project would include mechanical ventilation (air conditioning) for each unit in the development to allow the occupants to close doors and windows as desired for additional acoustical isolation. In addition, the project designs include constructing a noise barrier with a minimum height of 6 feet along Gerber Road.</p> <p style="text-align: right;">Exhibit 2-L</p>
<p><b>Sole Source Aquifers</b> Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes    No  <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>According to the Environmental Protection Agency (EPA) Sole Source Aquifer (SSA) interactive online map, the project location does not lie above a sole source aquifer. Therefore, the Safe Drinking Water Act does not apply.</p> <p style="text-align: right;">Exhibit 2-M</p>



<b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	According to the National Wetlands Inventory (NWI) interactive online map, the proposed project location is not located on a wetland identified by the U.S. Fish and Wildlife Services. There were no wetlands identified on or adjacent to the proposed project site during the site visit.  <div style="text-align: right;">Exhibit 2-N</div>
<b>Wild and Scenic Rivers</b> Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The closest listed wild and scenic river near the project area is the American River approximately 7 miles to the north. The area between the American River and the project site is fully developed, and the project could have no effect on the American River.  <div style="text-align: right;">Exhibit 2-O</div>
<b>ENVIRONMENTAL JUSTICE</b>		
<b>Environmental Justice</b>  Executive Order 12898	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The proposed project would develop housing for low to moderate income households.</p> <p>The US EPA EJScreen is an on-line tool that evaluates a wide range of environmental and social factors. Environmental factors focus on air pollution, underground tanks and hazardous material sites, and building concerns such as lead paint. Social factors include income, skin color, language, education, and age (very young and seniors). The purpose of the tool is to identify communities that are subjected to high levels of pollution and prevent or mitigate development that may worsen health or economic outcomes. The evaluation examines if the project site is similar or dissimilar to adjacent areas.</p> <p>Major air pollution sources include regional traffic, aircraft at regional airports, trains, agriculture and industrial activities. Regional ozone and PM2.5 are of concern over the entire Sacramento Metro area. This evaluation considers if people residing at this location would be unduly affected by pollution compared to housing at another site in the area. Therefore, the EJ Screen tool compared this site to other housing site opportunities within a one-mile radius.</p> <p>EJScreen model runs are typically performed for the project site and then at increasing distances in concentric circles. This allows for comparison between the project site and nearby areas. The V2.2 EJ Screen model used for this analysis was updated on September 6, 2023. V2.2 data presentation was clarified and made more attractive. The model now</p>

		<p>considers five factors (two previously) to calculate a “Demographic Index.” The factors considered are percent low-income, percent limited English-speaking, percent less than high school education, percent unemployed, and low life expectancy. The calculation for the Supplemental index and EJ score is EJ &amp; Supplemental Index = Environmental Indicator Percentile for Block Group X Demographic Index for Block Group. (Source: <a href="https://www.epa.gov/ejscreen/ejscreen-change-log">https://www.epa.gov/ejscreen/ejscreen-change-log</a> accessed 9/14/2023.)</p> <p>The Demographic Index is calculated for a circle with the project as the center point. The values are expressed as a percentile of the state average for each distance. The changes in the Demographic Index as one makes a larger circle may occur because a wider variety of people are captured from the census data. For this site, all three circles are well below the DI concern level of 75%. This is an indicator that people living near the project will not be harmed disproportionately compared to those living farther away.</p> <p>EPA recommends considering pollution scores for various metrics that are over the 80th state percentile. The entire area shows similar scores for 4 indices. There is only a small difference between the one-quarter mile study circle and the surrounding areas for the following metrics.</p> <p>Essentially, the population of the entire area near the project is exposed to similar environmental risks. Because EJSscreen shows only one risk factor over the 80<sup>th</sup> percentile, and the Demographic Index for both populations (circles) is within 10% of each other, SHRA sees no disproportionate impact to those residing near the project from those farther away.</p> <p style="text-align: right;">Exhibit 2-P</p>
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**Environmental Assessment Factors** [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>LAND DEVELOPMENT</b>		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	<p>The proposed project is zoned as Multiple Family Residential (RD-20) and is designated as Low Density Residential under the General Plan. The project proposes to construct affordable housing units, which is an allowable use within this zone. The zoning designation allows up to 138 units; therefore, the project includes a request for density bonus, consistent with California Code Sections 65915-65918 for an affordable housing density bonus of 7 units needed to construct 145 units.</p> <p style="text-align: right;">Ref 1</p>
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	<p>The topography is relatively flat throughout the site. The project construction must comply with County's erosion and sediment control ordinance and storm water management and discharge control ordinance per the County of Sacramento Zoning Ordinance.</p> <p style="text-align: right;">Refs 2 and 4</p>
Hazards and Nuisances including Site Safety and Noise	3	<p>A Phase I ESA did not find any recognized environmental conditions for the site. However, the Geotechnical Engineering Report identified that the site previously contained 5 underground storage tanks that have all been removed. Due to previous tanks, there is a potential for residual contamination that should be considered in the design and construction of residential homes. A mitigation measure has been adopted requiring the developer to create a contingency plan for the event that petroleum hydrocarbon contaminated soils are discovered during the site grading or excavation activities.</p> <p>The noise study concluded that the site would have a noise level of 65 dB and falls within compliance with the Sacramento General Plan and HUD's acceptable noise level, therefore no noise hazard exists.</p> <p style="text-align: right;">Exhibit 2-F, 2-L</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>SOCIOECONOMIC</b>		
Employment and Income Patterns	1	The project will generate temporary construction jobs during construction of the project, and a permanent full-time manager will be hired on the site.  Ref 1
Demographic Character Changes, Displacement	2	The project will provide 145 new family units for low-income families and individuals. This use is consistent with the land use designations. The site and surrounding area is currently vacant; therefore, no families, individuals or businesses will be displaced during construction.  Ref 1

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>COMMUNITY FACILITIES AND SERVICES</b>		
Educational and Cultural Facilities	2	The Elk Grove Unified School District serves the project site; Arnold Adreani Elementary School, T.R. Smedberg Middle School, and Sheldon High School serve the site. The district ensures adequate school capacity to serve all children through development impact fees.  Refs 2, 4 and 5
Commercial Facilities	2	Within the vicinity of the project there is a Walmart Supercenter, CVS, a Safeway, and various commercial businesses are in the vicinity. Additional commercial facilities are accessible through public transit.  Ref 1
Health Care and Social Services	2	The Kaiser Permanente South Sacramento Medical Center is approximately 7.6 miles west and is a full-service medical center. In addition, there is a Florin Medical Center that is approximately 6.2 miles west that provides minor services.  Ref 1
Solid Waste Disposal / Recycling	2	Project construction would generate construction waste and removal of debris. The County would manage mixed waste generated by the proposed residential uses. Construction waste would be disposed of at the Sacramento County Landfill facility on Kiefer Road, which is the primary municipal solid waste disposal facility in Sacramento County. Residential waste will be transferred by franchised haulers authorized by the Sacramento Solid Waste Disposal Company to collect commercial garbage and commingled recycling within the unincorporated area of the County.  Refs 2 and 4

Waste Water / Sanitary Sewers	2	<p>Sacramento Regional County Sanitation District (SRCSD) and the County Sanitation District No. 1 (CSD-1) provides Sanitary sewer service to the area. SRCSD is responsible for the interceptor collection and treatment of wastewater (10 million gallons a day) and CSD-1 is responsible for local collection facilities (1 to 10 million gallons a day). The SRCSD has determined it has enough long-term capacity for general plan buildout within the region due to increased water conservation efficiencies and requirements, and a continuing reduction in per capita wastewater demand.</p> <p style="text-align: right;">Refs 2 and 4</p>
Water Supply	2	<p>The area currently obtains water service from the Sacramento County Water Agency (SCWA) and the Sacramento County Water Maintenance District (SCWMD). SCWA serves as a water wholesaler, providing supply to SCWMD, who in turn retails the water to customers in the area. The existing system is adequality sized to serve the needs of the additional customers in the area with some additional capacity remaining.</p> <p style="text-align: right;">Refs 2,4, and 7</p>
Public Safety - Police, Fire and Emergency Medical	2	<p>Police:</p> <p>The County Sheriff's Department would provide police protection services to the project site. The County's Sheriff's Department is located approximately 6.9 miles west of the site. Project construction and occupancy of 145 residential units on a vacant parcel would have a negligible effect on current service demand and is anticipated in planned residential growth.</p> <p>Fire:</p> <p>Sacramento Metropolitan Fire Department. The closest station to the project site is Fire Station 50, located approximately 2.0 miles west of the project site. Project construction and occupancy of 145 residential units on a vacant parcel would have a minor effect on current service demand and is anticipated in planned residential growth.</p> <p>Emergency Medical Services:</p> <p>Sacramento Metropolitan Fire District. All SFD Engine and Truck Companies are utilized as EMS first responders and staffed with Firefighter-EMTs and/or Firefighter-Paramedics. Project construction and occupancy of 145 residential units on a vacant parcel would have a minor effect on current service demand and is anticipated in planned residential growth.</p> <p style="text-align: right;">Refs 2 and 4</p>
Parks, Open Space and Recreation	2	<p>The Churchill Downs Community Park is approximately 3.7 miles southwest of the site. Although the project would increase residential uses that may increase demand for</p>

		services, the increase would be minor and can be accommodated at the existing parks. In addition, the project would construct a play structure, picnic area, barbeque and table, open turf area and a sports court for residents to use.  Refs 1 and 2
Transportation and Accessibility	2	Sacramento Regional Transit System (RT) provides services in the vicinity of the project area via Bus Route 19 and a light rail station is approximately 1.3 miles southwest of the site. All routes provide access to major medical centers and other commercial facilities in the area.  Ref 6

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>NATURAL FEATURES</b>		
Unique Natural Features, Water Resources	2	The site is vacant and has been previously graded. No unique natural or water resources features were identified on the project site during site surveys.  Exhibit 2-G, 2-N
Vegetation, Wildlife	2	The site is vacant and contains no trees or vegetation. No unique vegetation or wildlife were identified on the project site during the survey.  Exhibit 2-G
Other Factors	2	No other factors were analyzed.

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>CLIMATE AND ENERGY</b>		
Climate Change Impacts	2	A variety of tools are available to evaluate probable future climate change impacts. The US Climate Resistance Tool Kit is a free online model developed cooperatively by a number of government agencies. The tool was used to evaluate likely future climate changes in Sacramento County, where this project is located. The tool looks at five key factors, with results summarized below: <ul style="list-style-type: none"> <li>• Extreme Temperature (days over 100 def F) may more than double to 35-40 days annually by mid-century. This is considered relatively low by national standards.</li> <li>• Wildfire risk in the Sacramento Metro area is nil. However, smoke from fires in the adjacent mountains may negatively impact air quality. By national standards, this risk is moderate.</li> </ul>

		<ul style="list-style-type: none"> <li>• Drought presents a substantial risk and is considered very high by national standards. However, the Sacramento Area Water Forum is a national example of collaborative cooperation managing water supply during drought years.</li> <li>• Flood risk is relatively moderate by national standards.</li> <li>• Coastal Inundation risk is nil.</li> </ul> <p style="text-align: right;">Exhibit 2-Q</p>
Energy Efficiency	2	<p>The project would ensure that all exterior and interior lighting would be LED which have high energy efficiency. The project is designed to meet the California Building Energy Efficiency Standards (Energy Code), Part 6 of Title 24 that includes higher energy conservation measures than most of the country.</p> <p style="text-align: right;">Ref 2</p>

**Additional Studies Performed:**

No additional studies were performed.

**Field Inspection** (Date and completed by):

Field Observation conducted by Catrina Vaz, NCE, December 4, 2023.

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

1. Unless otherwise noted, assessments based upon the expertise and experience of Gail M. Ervin, Ph.D., NCE.
2. Sacramento County. General Plan of 2005-2030. Accessible from: [General Plan \(saccounty.net\)](https://www.saccounty.net/general-plan)
3. California Housing Partnership. 2023. Sacramento County 2023 Affordable Housing Needs Report. [Sacramento-County\\_Housing-Report\\_2023-1.pdf \(sachousingalliance.org\)](https://www.sachousingalliance.org/Sacramento-County_Housing-Report_2023-1.pdf)
4. Sacramento County. 2000. Vineyard Springs Comprehensive Plan. [vineyard-springs DOC.pdf \(saccounty.gov\)](https://www.saccounty.net/vineyard-springs-doc.pdf)
5. Elk Grove Unified School District. 2023. [Facilities and Planning - Elk Grove Unified School District \(egusd.net\)](https://www.egusd.net/facilities-and-planning)
6. Sacramento Regional Transit. 2023. [Sacramento Regional Transit District \(sacrt.com\)](https://www.sacrt.com)
7. Sacramento County Water Agency. 2021. 2020 Urban Water Management Plan. [SCWA 2020 UWMP - Final \(06.24.21\).pdf \(saccounty.gov\)](https://www.saccounty.gov/scwa-2020-uwmp-final-06.24.21.pdf)

**List of Permits Obtained:**

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

**Public Outreach** [24 CFR 50.23 & 58.43]:

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

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

The proposed project is the construction of 145 new affordable housing units for low-income individuals and their families in the County of Sacramento. Currently, the site is vacant, and graded with no vegetation. The project is consistent with County zoning and general plan policies. Construction air emissions will be temporary and below SMAQMD thresholds, as are operational emissions, which SMAQMD has determined to result in a less than cumulatively significant effect. The project contains standard uncovered parking lots. The project is within the boundaries of a Metropolitan Planning Organization (Sacramento Area Council of Governments). Within the vicinity of the site is a fixed-route bus service, and a light rail station is approximately 1.3 miles south of the site. Therefore, operational impacts related to traffic and air quality are cumulatively less than significant. There are no sensitive habitats on the site; thus, the project will not result in a cumulative loss of biological resources. Noise levels for the project area fall within federal standards; however, the project proposes to construct a noise barrier with a minimum height of 6 feet along Gerber Road to further reduce noise levels for residents. The project does not displace existing uses and provides affordable housing within a planned mixed-use community, thereby reducing cumulative VMT. Therefore, the proposed project will result in no cumulatively significant effects on the human or natural environment.

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

Site identification for affordable housing has proven to be a major obstacle in providing affordable housing units. Sites appropriately zoned and at reasonable cost are extremely limited within the County of Sacramento. Furthermore, sites that do not meet the cost and zoning criteria are generally eliminated as alternatives.

There are no adverse effects on the human or physical environment associated with the identified for the preferred alternative, and there are benefits to the human environment by constructing affordable units within the new planned development area.

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

The No Action Alternative would leave the land vacant and would fail to provide needed additional and affordable housing units on a suitable site. All potential adverse effects can be mitigated, therefore there are no benefits to the physical or human environment by taking no federal action for this project.

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

**Summary of Findings and Conclusions:**

The environmental assessment has determined that the construction of the Terracina at Wildhawk would have no adverse effect on the human or physical environment. The project would construct 145 new affordable housing units for low-income individuals and their families. The activities are consistent with adopted plans and policies, and the new development would connect to existing municipal services that the County has determined are adequate to serve the development. The surrounding vicinity consists of vacant properties that are being developed into a planned community with access and services. The site



has transit access to a full range of commercial, medical, emergency, social and recreational services to serve the future residents. Measures are in place to address unanticipated discoveries of tribal cultural resources or hazards during ground moving activities. The project will therefore have a beneficial effect on the quality of the human environment and no adverse effect on the natural environment.

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

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

Law, Authority, or Factor	Mitigation Measure
<b>Contamination and Toxic Substances</b>  24 CFR Part 50.3(i) & 58.5(i)(2)	<p>The developer shall create a contingency plan for the potential discovery of petroleum hydrocarbon contaminated soils during site grading or excavation activities. This potential discovery should be considered in the project construction schedule. In addition, an environmental specialist should be on-call to assist the contractor in identifying areas of potential residual contamination.</p>
<b>Historic Preservation</b>  National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<p><b>MM-1: Unanticipated Discoveries.</b> The following mitigation measure is intended to address the evaluation and treatment of inadvertent/unanticipated discoveries of potential tribal cultural resources (TCRs), archaeological, or cultural resources during a project's ground disturbing activities. If any suspected TCRs are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (PRC §21074). The Tribal Representative will make recommendations for further evaluation and treatment as necessary.</p> <p>When avoidance is infeasible, preservation in place is the preferred option for mitigation of TCRs under CEQA and UAIC and Wilton Rancheria protocols, and every effort shall be made to preserve the resources in place, including through project redesign, if feasible. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, or returning objects to a location within the project area where they will not be subject to future impacts. Permanent curation of TCRs will not take place unless approved in writing by UAIC, Wilton Rancheria, or by the California Native American Tribe that is traditionally and culturally affiliated with the project area.</p>

	<p>The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary. Treatment that preserves or restores the cultural character and integrity of a TCR may include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil. Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB52, have been satisfied.</p>
	<p><b>MM-2: Post Review Discoveries of Tribal Resources.</b> The following measure is intended to address post review discoveries of cultural resources that may be of religious and cultural significance to the United Auburn Indian Community of the Auburn Rancheria (UAIC) and Wilton Rancheria.</p> <p>Cultural items include isolated artifacts, darkened soil (midden), shell fragments, faunal bone fragments, fire affected rock and clay, bedrock mortars, bowl mortars, hand stones and pestles, flaked stone, and articulated or disarticulated human remains. In general, the UAIC and Wilton Rancheria do not consider archaeological data recovery or curation of artifacts to be appropriate or respectful. The types of treatment preferred by UAIC and Wilton Rancheria that protect, preserve, or restore the integrity of a cultural resource may include Tribal Monitoring, and recovery and reburial of cultural objects or cultural soil that is done with dignity and respect. Recommendations for the treatment of a cultural resource will be documented in the project record. For any recommendations made by traditionally and culturally affiliated Native American Tribes that are not implemented, a justification for why the recommendation was not followed will be provided in the project record.</p> <p>If potentially significant cultural resources are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find. A Native American Representative from traditionally and culturally affiliated Native American Tribes shall be contacted immediately to assess the significance and cultural value of the find and make recommendations for further evaluation and treatment, as necessary. A qualified cultural resources specialist (archaeologist) meeting the Secretary of Interior's Standards and Qualifications for Archaeology, may also assess the significance of the find in joint consultation with Native American Representatives to ensure that Tribal values are considered. Work shall remain suspended or slowed within 100 feet of the find until the resource is evaluated, which</p>

	<p>shall occur within one day, but no more than two days, of the find.</p> <p>The project applicant shall coordinate with a UAIC and Wilton Rancheria Tribal Representatives any necessary investigation and evaluation of the discovery under the requirements of Section 106 of the National Historic Preservation Act. Preservation in place is the preferred alternative and every effort must be made to preserve the resources in place, including through project redesign. The contractor shall implement any measures deemed by the lead agency to be necessary and feasible to preserve in place, avoid, or minimize significant effects to the resources, including the use of a paid Native American Monitor whenever work is occurring within 100 feet of the find. If adverse impacts to a cultural resource or unique archeological resources occurs, then consultation with UAIC, Wilton Rancheria, and other traditionally and culturally affiliated Native American Tribes regarding adverse effects shall occur, pursuant to 36 Code of Federal Regulations §800.5, Assessing Adverse Effects, and §800.6, Resolution of Adverse Effects.</p>



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

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Washington, DC 20410  
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**Determination:**

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

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

Preparer Signature: Gail M. Ervin Date: 2/20/2024

Name/Title/Organization: Gail M. Ervin, Ph.D.

Principal. NCE

Certifying Officer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name/Title: \_\_\_\_\_

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