



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:** 219 – 221 5<sup>th</sup> Street Apartments

**Responsible Entity (RE):** The City of West Sacramento

**Grant Recipient** (if different than Responsible Entity): 5 Sacramento LP

**State/Local Identifier:** California/Yolo County

**Preparer:** Diane Jenkins, AICP, Planning Manager  
McKenna Lanier Group, Inc. DBE, WBE, SB Micro

**Certifying Officer Name and Title:** David Tilley, Principal Planner, Community Development Department

**Grant Recipient** (if different than Responsible Entity): 5 Sacramento LP  
1603 Orrington Avenue  
Evanston, IL 60201

**Consultant** (if applicable): McKenna Lanier Group, Inc. DBE, WBE, SB Micro  
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Temecula, CA 92591

**Direct Comments to:** Seamus Laffey, AICP, Senior Planner  
City of West Sacramento, Community Development Department,  
1110 West Capitol Avenue, 2<sup>nd</sup> Floor  
West Sacramento, California 95691  
(916) 617-4645

## **Project Location:**

The property is vacant at 219-221 5th Street (APNs 010-495-023-000 and 010-495-023-000). The site is bounded north by the Madinah Islamic Center, east by 4th Street, south by a 20' alley and C Street, and west by 5th Street and residential (see Figures 1 and 2, Project Location and Aerial Map).

## **Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR ~~1508.25~~ 1508.1(x)]:**

The 219 – 221 5<sup>th</sup> Street Apartment project community is an 18-unit affordable housing community on an 11,120 square foot (.26 acres) site. The units are for very low-income households, targeted toward single parents raising children while enrolling in higher education (college, vocational schools, or graduate studies). Planning for 219-221 5th Street was initiated in 2020. The project is being developed as a collaborative effort between Brinshore Development L.L.C. and Raise the Barr, an affiliate of Family Scholar House.

Family Scholar House's mission is to house and support low-income families in which at least one parent is enrolled full-time in higher education. Family Scholar House was recently designated as a HUD Envision Center. HUD's Envision Centers are premised on the notion that financial support alone can't solve the problem of poverty and that collective efforts across a diverse set of public and private organizations are needed to help low-income individuals and families rise out of it. The mission of Raise the Barr is to end the cycle of poverty and transform our communities by empowering families, parents, and youth to succeed in education and achieve life-long self-sufficiency. Raise the Barr meets families where they are and empowers them toward their educational, career, and family goals. All program participants have experienced poverty, unstable housing, and, most often, domestic violence. The project will leverage existing programs, including Project Based Vouchers and Low-Income Housing Tax Credits, just as Family Scholar House has done in other states across the Country. This project is an opportunity to bring a new model to our state, where the demand for housing single-parent students is especially acute. Upon completion of the lease-up, Raise the Barr will coordinate with tenants to determine the appropriate implementation of social services.

The project's development will include site acquisition, grading, excavation, and construction a three-story structure. The project site is located within the Washington Specific Plan area. The development includes 14,600 square feet within a three-story structure. It will provide 18 units; 1 one-bedroom and 17 two- bedrooms apartments. Site access will be provided off 5th Street through the 20' alley, and an on-site parking area is proposed directly south of the building.

The building will utilize state-of-the-art design and high-quality construction standards. The project will serve the proposed populations by providing high-quality, affordable housing with modern amenities and on-site services. All apartment styles offer contemporary living arrangements with balconies and/or patios. Each apartment will have modern bathrooms and kitchens (including appliances). The site will include outdoor open space. The project is designed to foster a sense of community among the residents while also integrating into the surrounding neighborhood. 11 total parking spaces serve the project's residents and staff. There is one phase anticipated and planned to complete the project. A subdivision or merging of parcels is not anticipated for the project.

The sustainable elements incorporated in the development include energy efficiency certification, photovoltaic or solar energy, and sustainable irrigation methods. Exterior spaces would be accessible and compliant with the requirements of the California Building Code.

<b>Project Development Summary</b>		
<b>Description</b>	<b>Total Units</b>	<b>Square feet</b>
One Bedroom Unit	1	626
Two-Bedroom Unit	17	13,974
Building totals	18	14,600

On November 5, 2020, the City of West Sacramento approved the project as a market-rate project. The project was granted a minor deviation from the standards of the Washington Specific Plan and Design Review approval. It was found categorically exempt from the California Environmental Quality Act (CEQA) pursuant to §15332 (Infill Development) of the CEQA Guidelines (See Figures 3 – 8).

Grading will of the .26-acre subject site will require approximately 1,600 cubic yards of cut with 1,400 cubic yards of fill, resulting in 200 cubic yards of export. The export will require approximately 14 to 15 trucks for removal.

The necessary utilities, new sewer laterals, new domestic water meters, new fire water lines, a new natural gas connection, and new cable television connections will be installed to serve the project. Domestic water, fire water, irrigation, and natural gas connections would be connected to existing water mains, water lines, and gas lines in 5<sup>th</sup> Street.

**Statement of Purpose and Need for the Proposal** [40 CFR ~~1508.9(b)~~ 1508.1(h)]:

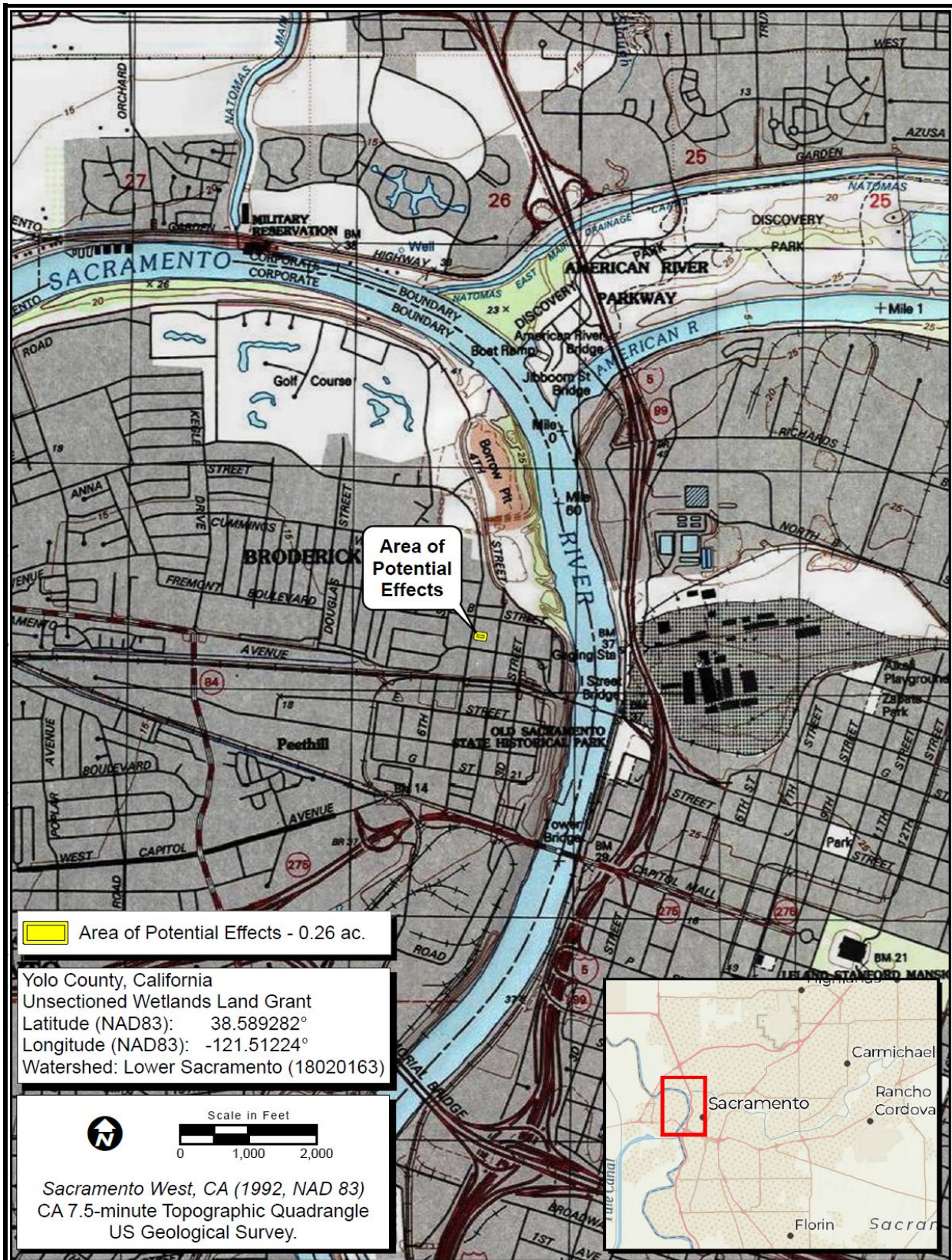
The project would help the City of West Sacramento meet its obligation to provide affordable housing pursuant to its Sacramento Area Council of Governments (SACOG) Regional Housing Needs Plan and further the City of West Sacramento General Plan 2035 Housing Element Goals for the West Sacramento region. The project is part of the City’s Washington Specific Plan (City of West Sacramento 1996). It is consistent with the envisioned future development for the area outlined in the Specific Plan. With the implementation of the proposed project, future residents will benefit from quality, safe, affordable housing, improving their quality of life. The Washington Specific Plan includes the future development of a transit corridor along the I Street Bridge, located next to the project Site. With its central location and transit access, future residents at the project site will be able to access job locations in West Sacramento and the state Capitol without using an automobile.

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

The subject site is currently vacant in an urban area. The General Plan and Zoning Code designate the property as a Multi-family (R-3). The R-3 Zone is intended to provide areas for a wide variety of high-density residential development. Housing types include single-unit attached, townhouses, condominiums, and apartment buildings at densities ranging from 20.1 to 50.0 units per acre. As redevelopment is occurring in the area, similar Multi-family (R-3) development is occurring.

The California Legislature has determined that “California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty

and homelessness, and undermining the state’s environmental and climate objectives.” The proposed project will bring housing to West Sacramento and much-needed affordable housing.

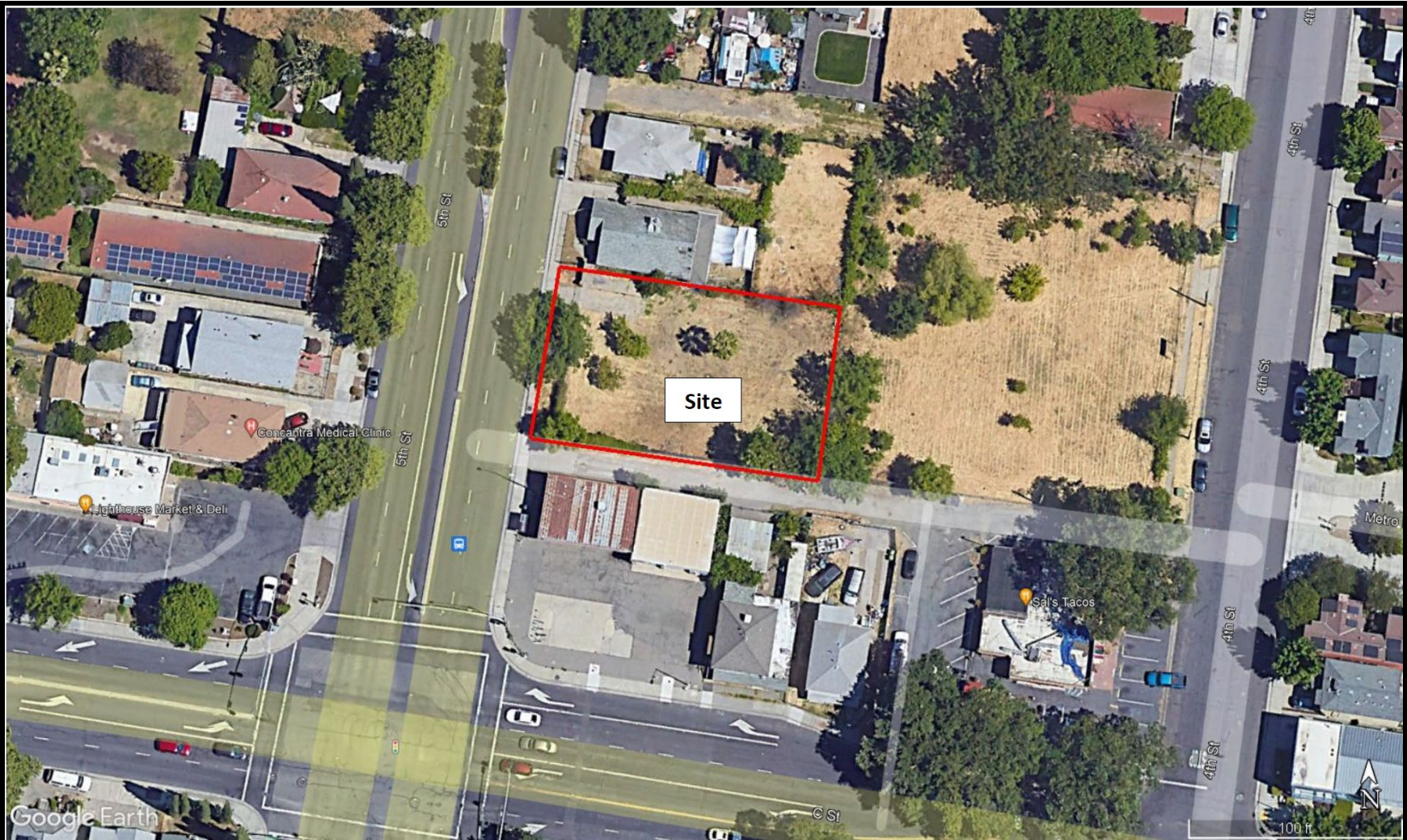


Map Date: 6/30/2023  
 Sources: ESRI, USGS



**FIGURE 1  
 PROJECT LOCATION**

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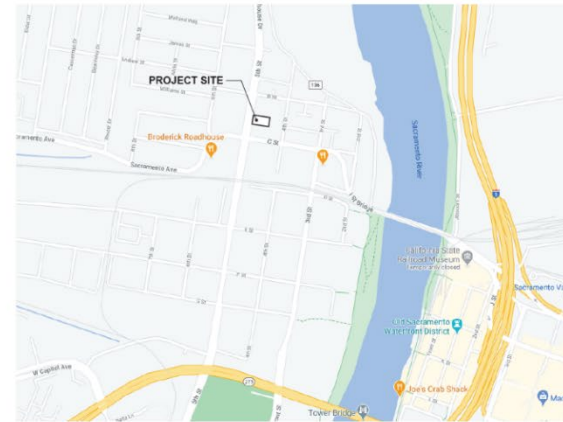
**FIGURE 2  
AERIAL MAP**



VICINITY MAP

**PROJECT INFORMATION**

<b>DESCRIPTION:</b>	NEW 18 UNIT, 3 STORY APARTMENT BUILDING	<b>TOTAL UNITS:</b>	18 ONE-BEDROOMS ( 6 PER FLOOR)
<b>PROJECT LOCATION:</b>	219-221 5TH STREET WEST SACRAMENTO, CA 95605	<b>TOTAL PARKING:</b>	9 STALLS
<b>APN:</b>	010-495-023-000 010-495-024-000	<b>DENSITY:</b>	72 UNITS PER ACRE
<b>DESIGN OVERLAY ZONE:</b>	WASHINGTON SPECIFIC PLAN	<b>PROPOSED HEIGHT:</b>	40'-0"
<b>GENERAL PLAN:</b>	HIGH-DENSITY RESIDENTIAL	<b>STORIES:</b>	3
<b>EXISTING USE:</b>	VACANT LOT	<b>FRONT YARD SETBACK:</b>	0'-0"
<b>PROPOSED USE:</b>	MULTI-FAMILY DWELLING UNITS	<b>REAR YARD SETBACK:</b>	8'-0"
<b>ZONING:</b>	R-3 RESIDENTIAL - MULTIFAMILY	<b>SIDE YARD SETBACK (RESID.):</b>	8'-0"
<b>CONSTRUCTION TYPE:</b>	V-B	<b>SIDE YARD SETBACK (ALLEY):</b>	5'-0"
<b>OCCUPANCY CLASS.:</b>	R-2	<b>OPEN SPACE:</b>	2,600 SF PRIVATE OPEN SPACE
<b>LOT AREA:</b>	11,120 SF // .25 ACRES	<b>DEVIATIONS:</b>	1. REDUCTION OF REQUIRED FRONT YARD SETBACK FROM 20'-0" TO 0'-0" IN ACCORDANCE WITH PROPOSED WASH. SPECIFIC PLAN UPDATE, SECTION 17.08.030 2. REDUCTION OF OPEN SPACE REQUIREMENT FROM 2,700 SF TO 2,600 SF, ALL OF WHICH CAN BE PROVIDED AS PRIVATE OPEN SPACE. SECTION 17.08.030
<b>TOTAL BUILDING SF:</b>	16,000 SF		



AREA MAP

**PROJECT SUMMARY**

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**FIGURE 3  
PROJECT SUMMARY**





**GROUND LEVEL UNIT INFO.**

UNIT 1: 785 SF INTERNAL FLOOR AREA	348 SF PRIVATE OPEN SPACE
UNIT 2: 765 SF INTERNAL FLOOR AREA	195 SF PRIVATE OPEN SPACE
UNIT 3: 760 SF INTERNAL FLOOR AREA	195 SF PRIVATE OPEN SPACE
UNIT 4: 760 SF INTERNAL FLOOR AREA	195 SF PRIVATE OPEN SPACE
UNIT 5: 760 SF INTERNAL FLOOR AREA	195 SF PRIVATE OPEN SPACE
UNIT 6: 760 SF INTERNAL FLOOR AREA	580 SF PRIVATE OPEN SPACE

TOTAL: 4,590 SF

TOTAL: 1,708 SF

GROUND LEVEL SITE PLAN

SCALE 3/32" = 1'-0"

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**FIGURE 4**  
**SITE PLAN – FIRST FLOOR PLAN**



**SECOND LEVEL UNIT INFO.**

UNIT 7: 815 SF INTERNAL FLOOR AREA	78 SF PRIV. OPEN SPACE
UNIT 8: 785 SF INTERNAL FLOOR AREA	78 SF PRIV. OPEN SPACE
UNIT 9: 785 SF INTERNAL FLOOR AREA	78 SF PRIV. OPEN SPACE
UNIT 10: 785 SF INTERNAL FLOOR AREA	78 SF PRIV. OPEN SPACE
UNIT 11: 785 SF INTERNAL FLOOR AREA	78 SF PRIV. OPEN SPACE
UNIT 12: 785 SF INTERNAL FLOOR AREA	78 SF PRIV. OPEN SPACE

TOTAL: 5,555 SF

TOTAL: 468 SF

SECOND LEVEL PLAN

SCALE 3/32" = 1'-0"



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**FIGURE 5  
SECOND FLOOR PLAN**



**THIRD LEVEL UNIT INFO.**

UNIT 13: 815 SF INTERNAL FLOOR AREA	78 SF PRIV. OPEN SPACE
UNIT 14: 785 SF INTERNAL FLOOR AREA	78 SF PRIV. OPEN SPACE
UNIT 15: 785 SF INTERNAL FLOOR AREA	78 SF PRIV. OPEN SPACE
UNIT 16: 785 SF INTERNAL FLOOR AREA	78 SF PRIV. OPEN SPACE
UNIT 17: 785 SF INTERNAL FLOOR AREA	78 SF PRIV. OPEN SPACE
UNIT 18: 785 SF INTERNAL FLOOR AREA	78 SF PRIV. OPEN SPACE

TOTAL: 5,555 SF

TOTAL: 468 SF

THIRD LEVEL PLAN

SCALE 3/32" = 1'-0"



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**FIGURE 6  
THIRD FLOOR PLAN**



**West Elevation**



**South Elevation**

ELEVATIONS

SCALE 3/32" = 1'-0"

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**FIGURE 7  
WEST & SOUTH ELEVATIONS**



**FIGURE 8**  
**EAST & NORTH ELEVATIONS**

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## **Funding Information**

### **Estimated Total HUD Funded Amount:**

Section 8 Project-Based Vouchers: Maximum Federal subsidy could be \$7,556,160 (\$377,808) for 20 years.

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

The total estimated project cost is \$11,864,215.

Other Funding sources include:

\$519,380 in Federal Tax Credit/Year for ten years  
 \$2,828,686 in total State Tax Credits over four years - which could yield a \$5,997,235 tax-exempt construction loan and \$2,834,207 tax credit equity  
 \$1,287,924 Housing Community Development (HCD) Infill Infrastructure Grant  
 \$1,569,756 Deferred Developer Fee  
 \$166,093 Deferred Reserves & Fees

### **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: Statutes, Executive Orders, and Regulations Listed at 24 CFR §58.5 and §58.6</b>	<b>Are Formal Compliance Steps or Mitigation Required?</b>	<b>Compliance determinations</b>
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 and §58.6</b>		
<b>Airport Hazards</b> 24 CFR Part 51 Subpart D	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project complies with Airport Hazards requirements (see Figure 9).  <i>“West Sacramento is within the flight path of several airports. The closest public airport is the Sacramento Executive Airport, approximately 1.60 miles west of the southern portion of the city. Mather Airport is located approximately 15 miles east of the city. Sacramento International Airport is approximately 5 miles north of the city, and McClellan Airfield, formerly an Air Force base, is approximately 10 miles northeast of the city.”</i>

<b>Compliance Factors: Statutes, Executive Orders, and Regulations Listed at 24 CFR §58.5 and §58.6</b>	<b>Are Formal Compliance Steps or Mitigation Required?</b>	<b>Compliance determinations</b>
		<p><i>Military planes also fly over the area from Travis Air Force Base (approximately 30 miles southwest). According to the California Military Lane Use Compatibility Analyst, the city does not intersect with any military bases, special use airspaces, or low-level flight paths (State of California n.d.).”</i> City General Plan Update Draft Environmental Impact Report</p> <p>Reference Google Maps and City of West Sacramento General Plan Update <a href="#">Draft Environmental Impact Report</a>, August 2016, accessed July 1, 2023.</p>
<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"/>	<p>This project is located in a state that does not contain CBRS units. Therefore, this project complies with the Coastal Barrier Resources Act.</p> <p>The project site is not within the Coastal Zone. There are no coastal barrier resources within California (see Figure 10).</p> <p>Reference: U.S. Fish &amp; Wildlife Coastal Barrier Resources Act (CBRS), CBRS Mapper <a href="#">CBRS Mapper (usgs.gov)</a>, accessed July 1, 2023.</p>
<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"/>	<p>Based on the project description, the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. 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). The project complies with Flood Insurance requirements.</p> <p>The project site is located within “The Other Flood Areas Zone X,” as found on FEMA FIRM panel 060728 0005B, with an effective date of January 19, 1995 (see Figure 11). FEMA has determined that the Zone X areas are defined as “areas of 500-year flood; areas of 100-year flood with average depths less than 1-foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.”</p> <p>Reference: Federal Emergency Management Agency (FEMA), and <a href="#">FEMA Flood Map Service Center: Search By Address</a> accessed July 2, 2023.</p>



Compliance Factors: Statutes, Executive Orders, and Regulations Listed at 24 CFR §58.5 and §58.6	Are Formal Compliance Steps or Mitigation Required?	Compliance determinations
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 &amp; 58.5</b>		
<p><b>Clean Air</b> Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>The project's air quality management district is in non-attainment status for Ozone, Particulate Matter, &lt;2.5 microns, 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 project complies with the Clean Air Act.</p> <p>The project site is located within the jurisdictional area of the Yolo-Solano Air Quality Management District (YSAQMD), which oversees national ambient air quality standards (NAAQS) activities.</p> <p>YSAQMD in non-attainment for National and State Ambient Air Quality Standards for Ozone, PM<sub>10</sub>, and National Ambient Air Quality Standards for PM<sub>2.5</sub>.</p> <p>A focused Focused Air Quality, Greenhouse Gas, and Energy Impact Study was prepared for the project. Project emissions were compared to both regional YSAQMD's thresholds of significance for construction and operational emissions<sup>1</sup>.</p> <p>The latest version of CalEEMod (2022.1.1.14) was used to calculate the project site's construction and operational emissions<sup>2</sup>. Project construction is modeled to commence no earlier than September 2023 and be completed by February 2024. The date was a conservative estimate. EMFAC emission factors assume a decrease in emissions over time, so estimating project construction beginning earlier than it actually will begin means reporting emissions as slightly higher than what they actually will be. Construction assumes site preparation, grading, construction, paving, and architectural coating. CalEEMod defaults were utilized. Assumptions and output calculations are provided in Appendix C of the Focused Air Quality, Greenhouse Gas, and Energy Impact Study (Appendix 1).</p> <p><u>Regional Construction Emissions</u></p>

<sup>1</sup> <https://www.ysaqmd.org/wp-content/uploads/Planning/CEQAHandbook2007.pdf>

<sup>2</sup> <https://www.caleemod.com/>

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		<p>The construction emissions for the project would not exceed the YSAQMD’s emission thresholds at the regional level, as indicated in Table 1. Therefore the impact would be considered <b>less than significant</b>.</p> <table border="1" data-bbox="732 541 1433 1073"> <thead> <tr> <th colspan="7">Table 1: Regional Significance – Construction Emissions<sup>1</sup></th> </tr> <tr> <th colspan="7">Pollutant Emissions (pounds/day)</th> </tr> <tr> <th>Activity</th> <th>VOC</th> <th>NOx</th> <th>CO</th> <th>SO<sub>2</sub></th> <th>PM10</th> <th>PM2.5</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>1.36</td> <td>15.60</td> <td>12.90</td> <td>0.04</td> <td>65.20</td> <td>9.18</td> </tr> <tr> <td>2024</td> <td>23.50</td> <td>5.73</td> <td>7.63</td> <td>0.01</td> <td>23.80</td> <td>2.58</td> </tr> <tr> <td>Maximum Daily Emissions</td> <td>23.50</td> <td>15.60</td> <td>12.90</td> <td>0.04</td> <td>65.20</td> <td>9.18</td> </tr> <tr> <td>YSAQMD Daily Thresholds</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>80</td> <td>-</td> </tr> <tr> <th colspan="7">Pollutant Emissions (tons/year)</th> </tr> <tr> <td>2023</td> <td>0.02</td> <td>0.24</td> <td>0.30</td> <td>0.00</td> <td>0.67</td> <td>0.08</td> </tr> <tr> <td>2024</td> <td>0.07</td> <td>0.09</td> <td>0.13</td> <td>0.00</td> <td>0.30</td> <td>0.03</td> </tr> <tr> <td>Total Emissions</td> <td>0.09</td> <td>0.33</td> <td>0.43</td> <td>0.00</td> <td>0.97</td> <td>0.11</td> </tr> <tr> <td>YSAQMD Annual Thresholds</td> <td>10</td> <td>10</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Exceeds Thresholds</td> <td>No</td> <td>No</td> <td>No</td> <td>No</td> <td>No</td> <td>No</td> </tr> </tbody> </table> <p>Notes:  <sup>1</sup> Source: CalEEMod Version 2022.1.1.14</p> <p><u>Regional Operational Emissions</u></p> <p>The operating emissions were based on the year 2024, which is the anticipated opening year for the project. The CalEEMod default project trips and vehicle miles traveled (VMTs) were used.</p> <p>The summer and winter emissions created by the proposed project’s long-term operations were calculated, and the highest emissions from either summer or winter are summarized in Table 2. The data in Table 2 shows that the operational emissions for the project would not exceed the YSAQMD’s regional significance thresholds and are, therefore, <b>less than significant</b>.</p> <table border="1" data-bbox="732 1745 1433 1900"> <thead> <tr> <th colspan="7">Table 2: Regional Significance – Operational Emissions</th> </tr> <tr> <th colspan="7">Pollutant Emissions (pounds/day)<sup>1</sup></th> </tr> <tr> <th>Activity</th> <th>VOC</th> <th>NOx</th> <th>CO</th> <th>SO<sub>2</sub></th> <th>PM10</th> <th>PM2.5</th> </tr> </thead> <tbody> <tr> <td>Daily Emissions (pounds/day)</td> <td>0.83</td> <td>0.41</td> <td>4.12</td> <td>0.01</td> <td>27.80</td> <td>2.85</td> </tr> </tbody> </table>	Table 1: Regional Significance – Construction Emissions <sup>1</sup>							Pollutant Emissions (pounds/day)							Activity	VOC	NOx	CO	SO <sub>2</sub>	PM10	PM2.5	2023	1.36	15.60	12.90	0.04	65.20	9.18	2024	23.50	5.73	7.63	0.01	23.80	2.58	Maximum Daily Emissions	23.50	15.60	12.90	0.04	65.20	9.18	YSAQMD Daily Thresholds	-	-	-	-	80	-	Pollutant Emissions (tons/year)							2023	0.02	0.24	0.30	0.00	0.67	0.08	2024	0.07	0.09	0.13	0.00	0.30	0.03	Total Emissions	0.09	0.33	0.43	0.00	0.97	0.11	YSAQMD Annual Thresholds	10	10	-	-	-	-	Exceeds Thresholds	No	No	No	No	No	No	Table 2: Regional Significance – Operational Emissions							Pollutant Emissions (pounds/day) <sup>1</sup>							Activity	VOC	NOx	CO	SO <sub>2</sub>	PM10	PM2.5	Daily Emissions (pounds/day)	0.83	0.41	4.12	0.01	27.80	2.85
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		<table border="1" data-bbox="743 327 1422 646"> <tr> <td>YSAQMD Daily Thresholds</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>80</td> <td>-</td> </tr> <tr> <td>Annual Emissions (tons/year)</td> <td>0.13</td> <td>0.07</td> <td>0.56</td> <td>0.00</td> <td>4.87</td> <td>0.50</td> </tr> <tr> <td>YSAQMD Annual Thresholds</td> <td>10</td> <td>10</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Exceeds Threshold?</td> <td>No</td> <td>No</td> <td>No</td> <td>No</td> <td>No</td> <td>No</td> </tr> </table> <p data-bbox="756 604 1117 646">Notes:  <sup>1</sup> Source: CalEEMod Version 2022.1.1.14</p> <p data-bbox="743 688 1422 793">Project emissions are anticipated to be below all relevant significance thresholds with no mitigation. Therefore, the impact is <b>less than significant</b>.</p> <p data-bbox="743 835 1422 1087">Reference: Yolo-Solano Air Quality Management District Attainment Status detailed table, <a href="#">Attainment Status.png (875×888) (ysaqmd.org)</a> accessed July 4, 2023, and 5<sup>th</sup> Street Apartments – Focused Air Quality, Greenhouse Gas, and Energy Impact Study, City of West Sacramento, CA, prepared by MD Acoustics, LLC, June 30, 2023 (Appendix 1).</p>	YSAQMD Daily Thresholds	-	-	-	-	80	-	Annual Emissions (tons/year)	0.13	0.07	0.56	0.00	4.87	0.50	YSAQMD Annual Thresholds	10	10	-	-	-	-	Exceeds Threshold?	No	No	No	No	No	No
YSAQMD Daily Thresholds	-	-	-	-	80	-																								
Annual Emissions (tons/year)	0.13	0.07	0.56	0.00	4.87	0.50																								
YSAQMD Annual Thresholds	10	10	-	-	-	-																								
Exceeds Threshold?	No	No	No	No	No	No																								
<b>Coastal Zone Management</b> Coastal Zone Management Act, sections 307(c) & (d)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<p data-bbox="743 1094 1422 1234">This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project complies with the Coastal Zone Management Act.</p> <p data-bbox="743 1276 1422 1346">The project site is not within the Coastal Zone. There are no coastal barrier resources within California.</p> <p data-bbox="743 1388 1422 1493">Reference: California Coastal Commission Map Coastal Boundary, <a href="#">Coastal Zone Boundary (ca.gov)</a>, accessed July 2, 2023.</p>																												
<b>Contamination and Toxic Substances</b> 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<p data-bbox="743 1499 1422 1675">On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project complies with contamination and toxic substances requirements.</p> <p data-bbox="743 1717 1422 1923">Potential contamination and toxic substance-related impacts were addressed in the Phase I Environmental Site Assessments (ESA) prepared for the project (Appendix 2). The Phase I ESA report presents information from a site survey of the project area, historical developments of the project site, and a comprehensive</p>																												

<b>Compliance Factors: Statutes, Executive Orders, and Regulations Listed at 24 CFR §58.5 and §58.6</b>	<b>Are Formal Compliance Steps or Mitigation Required?</b>	<b>Compliance determinations</b>
		<p>database search to determine if the site contains potentially Recognized Environmental Conditions (RECs).</p> <p>The report found no evidence of RECs in connection with the property. The project site was used most recently for a 1,204 square-foot residence (1941 construction) on 219 5<sup>th</sup> Street and a 728 square-foot residence (1968 construction) on 221 5<sup>th</sup> Street which have been demolished. The historical use at the site is not a REC (Appendix 2).</p> <p>Reference: Phase I Environmental Site Assessment, Lush GeoSciences Inc., July 7, 2022 (Appendix 2).</p>
<p><b>Endangered Species</b> Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes    No  <input checked="" type="checkbox"/>    <input type="checkbox"/></p>	<p>This project will have No Effect on listed species based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by the local HUD office. This project complies with the Endangered Species Act.</p> <p>The project site is located in an urban area and, until recently, was developed with a 1,204 square-foot residence (1941 construction) on 219 5<sup>th</sup> Street and a 728 square-foot residence (1968 construction) on 221 5<sup>th</sup> Street. The structures were demolished in 2018. The site is undeveloped, vegetated with grasses and mature trees, and enclosed by a masonry wall and a chain-link fence. Approximately 15 mature trees are located throughout the site, with other trees surrounding the site.</p> <p>As previously discussed, the project was approved as a market rate project by the City on November 5, 2020, and found to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to §15332 (Infill Development) of the CEQA Guidelines. Under this exemption, the City found the project site had no value as habitat for endangered, rare, or threatened species.</p> <p>The project is subject to the Yolo Habitat Conservancy's (HCP) Yolo Habitat Conservation Plan/ Natural Community Conservation Plan. The applicant submitted a biological planning level survey report and application to the HCP for coverage under the plan.</p>

<b>Compliance Factors: Statutes, Executive Orders, and Regulations Listed at 24 CFR §58.5 and §58.6</b>	<b>Are Formal Compliance Steps or Mitigation Required?</b>	<b>Compliance determinations</b>
		<p>An HCP Certificate of Approval will be issued for the project that includes avoidance and minimization measures (AMMs) or mitigation measures that must be taken based on the covered species identified in the biological survey report. The mitigation measures include <b>MM BIO-1 – MM BIO-4</b>, so impacts will be <b>less than significant with mitigation</b>.</p> <p>Reference: The City of West Sacramento Staff Report November 5, 2020, Consideration of Washington Specific Plan Minor Deviations and Design Review for Proposed a Multi-family Project at 219-221 5<sup>th</sup> Street (Appendix 3), Notice of Exemption November 17, 2020 (Appendix 4), and Planning Level Survey for the 219 – 221 5<sup>th</sup> Street Project, Helix Environmental Planning, July 20, 2023 (Appendix.11).</p>
<b>Explosive and Flammable Hazards</b> 24 CFR Part 51 Sub-part C	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<p>No current or planned stationary above-ground storage containers are of concern within 1 mile of the project site. The project complies with explosive and flammable hazard requirements.</p> <p>State and Federal database searches and reviews of the subject property failed to locate any explosives or flammable hazards at or adjacent to the project site. The closest known gasoline and diesel fueling stations are located southwest of the project site but do not constitute a hazard to the project. No known above-ground flammable storage tanks are within the vicinity of the project site. (see Appendix 2 &amp; Figure 12).</p> <p>Reference: P Phase I Environmental Site Assessment, Lush GeoSciences Inc., July 7, 2022 (Appendix 2). Google Maps accessed July 3, 2023.</p>
<b>Farmlands Protection</b> Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<p>This project includes activities that could potentially convert agricultural land to non-agricultural use, but an exemption applies. The project complies with the Farmland Protection Policy Act.</p> <p>Under the California Farmland Mapping and Monitoring Program, the site is designated Urban and Built Up. Urban and Built Up (D) is defined as land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately six structures to a 10-acre parcel. Examples include</p>

<b>Compliance Factors: Statutes, Executive Orders, and Regulations Listed at 24 CFR §58.5 and §58.6</b>	<b>Are Formal Compliance Steps or Mitigation Required?</b>	<b>Compliance determinations</b>
		<p>residential, industrial, commercial, and institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures (see Figure 13).</p> <p>Reference: California Farmland Mapping and Monitoring Program, <a href="#">ArcGIS - CA Farmland Mapping and Monitoring Program</a>, accessed July 3, 2023.</p>
<b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<p>This project does not occur in a floodplain. The project complies with Executive Order 11988</p> <p>As previously stated, the project site is located in “The Other Flood Areas Zone X,” as found on FEMA FIRM panel 060728 0005B, with an effective date of January 19, 1995 (see Figure 11). FEMA has determined that the Zone X areas are defined as “areas of 500-year flood; areas of 100-year flood with average depths less than 1-foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.”</p> <p>Reference: Federal Emergency Management Agency (FEMA), and <a href="#">FEMA Flood Map Service Center: Search By Address</a> accessed July 2, 2023.</p>
<b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<p>This section contains sensitive information relating to this project. For that reason, documentation is withheld from the public environmental review record.</p> <p>A Cultural Resources Inventory and Evaluation Report was prepared by ECORP Consulting (ECORP) for the project and is included in Appendix 5.</p> <p>The inventory included a records search, a literature review, and a pedestrian survey. The pedestrian survey was conducted on June 28, 2023, with a Yocha Dehe Wintun Nation member, Kiishkimanse Moore. to identify prehistoric and/or historic archaeological resources. ECORP examined the ground surface for indications of surface or subsurface cultural resources and inspected the general morphological characteristics of the ground surface for indications of subsurface deposits that may be manifested on the</p>

<b>Compliance Factors: Statutes, Executive Orders, and Regulations Listed at 24 CFR §58.5 and §58.6</b>	<b>Are Formal Compliance Steps or Mitigation Required?</b>	<b>Compliance determinations</b>
		<p>surface, such as circular depressions or ditches. Whenever possible, ECORP examined the locations of subsurface exposures caused by such factors as rodent activity, water or soil erosion, or vegetation disturbances for artifacts or indications of buried deposits. ECORP did not conduct subsurface investigations or artifact collections during the pedestrian survey.</p> <p>Based on the sensitivity of the area and the proximity of human remains, ECORP concluded that further testing was necessary to determine the likelihood of buried pre-contact resources within the APE. Additionally, with the known age of the structures that formerly occupied the APE, ECORP used presence/absence testing to determine if a site has the potential to yield important data. The methods in the next section were used if subsurface excavations were necessary to evaluate the significance under NRHP/CRHR Criterion D/4. Sites that can be avoided by placement within open space were assumed eligible under NRHP/CRHR Criterion D/4 without subsurface testing. In such a case, the following eligibility statements acknowledge that the evaluation was conducted without subsurface testing.</p> <p>The records search revealed that the APE is located within the historic boundary of the town of Washington/Broderick; however, other than location, the APE did not reflect any of the characteristics of the 19th-century town. One cultural resource was identified within the APE as a result of the inventory: 219-221 5th Street, a former residential property. This resource was evaluated for eligibility for the NRHP or CRHR using subsurface archaeological excavation and archival research and was found to be not eligible; therefore, it is not considered a Historic Property under Section 106 of the NHPA or a Historical Resource under CEQA. Therefore, the Proposed Project will affect no Historic Properties under Section 106 of the NHPA or Historical Resources under CEQA.</p>

<b>Compliance Factors: Statutes, Executive Orders, and Regulations Listed at 24 CFR §58.5 and §58.6</b>	<b>Are Formal Compliance Steps or Mitigation Required?</b>	<b>Compliance determinations</b>
		<p>Although the APE's proximity to the Sacramento River and the presence of known pre-contact resources within the APE suggests that it has a high likelihood of buried pre-contact remains, the subsurface testing within the APE did not reveal any subsurface deposits related to pre-contact occupation. The upper 60 cm is heavily disturbed fill material mixed with historic-era refuse; the sandy sediment below it appears to be from flood deposits (60 to 120 cm below the surface), and the material below 120 cm was marshy clay deposits.</p> <p>Three mitigation measures are recommended <b>MM CUL-1, MM CUL-2, and MM CUL-3.</b></p> <p>Reference: Cultural Resources Inventory and Evaluation Report for the 221 5<sup>th</sup> Street Project, prepared by ECORP Consulting, Inc., July 2023 (Appendix 5).</p> <p>The Section 106 Tribal consultation period ended on July 17, 2023. The Yocha Dehe Wintun Nation replied on July 13, 2023, indicating cultural monitors should be present during ground disturbance, and a monitoring agreement should be set in place.</p> <p>The Section 106 State Historic Preservation Officer concurrence period ended on August 7, 2023, and no comments were received.</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 <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>MD Acoustics LLC (MD) prepared a HUD Noise Assessment and Noise Mitigation Compliance Report for the project (Appendix 6). A 24-hour noise measurement was taken to determine the existing noise levels at the site. MD conducted the sound level measurements in accordance with the HUD and the Federal Highway Transportation (FHWA) technical noise specifications. In addition to 24-hour field measurements, MD utilized the HUD Noise Guidebook and the DNL Calculator to calculate the traffic/environmental noise to the project site.</p> <p><b>Future Exterior Noise – 24-Hour Noise Survey</b>  Appendix B of the HUD Noise Assessment and Noise Mitigation Compliance Report (Appendix 6) provides</p>



<b>Compliance Factors: Statutes, Executive Orders, and Regulations Listed at 24 CFR §58.5 and §58.6</b>	<b>Are Formal Compliance Steps or Mitigation Required?</b>	<b>Compliance determinations</b>												
		<p>the field data sheet with the 24-hour noise and measured day-night levels. Table 2 provides a 24-hour noise summary:</p> <table border="1" data-bbox="743 470 1398 596"> <thead> <tr> <th colspan="4">Table 2: 24-Hour Noise Measurement Summary Survey</th> </tr> <tr> <th>Location</th> <th>Representative Location</th> <th>Date</th> <th>Day-Night-Level (DNL, dBA)</th> </tr> </thead> <tbody> <tr> <td>NM1</td> <td>South portion of Site</td> <td>6/20/2023</td> <td>56.3</td> </tr> </tbody> </table> <p>As shown in Table 2, the measured DNL at the south property line was 56.3. The measured level at the site falls within the normally acceptable standard of 65 or less DNL. Per HUD’s noise guidelines. The project will require showing sound attenuation measures to attenuate interior levels down to 45 dBA DNL.</p> <p><b>Future Exterior Noise – HUD DNL Calculator</b>  In addition to performing a noise survey at the project site, MD utilized the HUD DNL calculator to model the future traffic noise level projections. The HUD guideline calculations project the noise levels to reach 60 DNL at the southwest corner of the site, requiring at least a 15-dB noise level reduction for indoor spaces. Figure 17 (Exhibit C of the HUD Noise Assessment and Noise Mitigation Compliance Report (Appendix 6)) provides a DNL map of the project site and projected noise levels.</p> <p>The project must mitigate exterior noise levels to 60 DNL or lower at outdoor useable areas. The closest outdoor useable area to the roadway is the patio area for unit 1. MD utilized the HUD calculator for this calculation and included the distance to the facade.</p> <p><b>Future Interior Noise</b>  MD used the HUD’s Sound Transmission Classification Assessment Tool (STraCAT) and INSUL9.0 (a Sound Insulation Program) to predict the interior noise levels. STraCAT can provide some general sound attenuation calculations but lacks the sound transmission class (STC) data for many exterior building shell designs. Therefore, MD utilized INSUL to predict the STC rating for the exterior building shell wall.</p>	Table 2: 24-Hour Noise Measurement Summary Survey				Location	Representative Location	Date	Day-Night-Level (DNL, dBA)	NM1	South portion of Site	6/20/2023	56.3
Table 2: 24-Hour Noise Measurement Summary Survey														
Location	Representative Location	Date	Day-Night-Level (DNL, dBA)											
NM1	South portion of Site	6/20/2023	56.3											

<b>Compliance Factors: Statutes, Executive Orders, and Regulations Listed at 24 CFR §58.5 and §58.6</b>	<b>Are Formal Compliance Steps or Mitigation Required?</b>	<b>Compliance determinations</b>
		<p>INSUL determines the interior level by calculating the transmission loss for a building structure's partitions. The sound transmission is determined by projecting the exterior noise levels onto a structure's facade and analyzing the interior acoustical properties of the structure, interior design, interior room volume, interior room finishes (e.g., carpet vs. tile), and interior layout.</p> <p>INSUL calculations have a general margin of error of +/- 3 dB. It should be noted that INSUL calculates the STC rating but does not consider any deficiencies that may arise due to construction installation (e.g., insufficient acoustical sealant, gaps, cracks, etc.). All STRACAT and INSUL calculations are provided in Appendix D of the HUD Noise Assessment and Noise Mitigation Compliance Report (Appendix 6).</p> <p>To meet HUD's interior noise standard of 45 DNL, the project will require up to 15 dB of noise attenuation at the apartment facades facing 5th Street.</p> <p>The future interior noise level was calculated for the project site using a typical "windows open" and "windows closed" condition. A "windows open" condition assumes 12 dBA of noise attenuation from the exterior level. A "windows closed" condition assumes 20 dBA of noise attenuation from the exterior noise level. A "windows closed" condition assumes the 45 dBA DNL requirement is met via upgraded windows with an appropriate STC rating. The calculated interior noise level was 36 DNL with typical STC 25-rated windows. Table 3 provides the predicted interior noise levels for the project site and minimum STC requirements for windows on each facade of the project building.</p>

Table 3: Projected Interior Noise Levels (dBA DNL) <sup>1</sup>						
Facade	Floor	Noise Impact at Facade	Minimum Required Interior Noise Reduction	Calculated Noise Level Using Standard Construction Windows (STC > 25)		Required STC Rating to Meet Interior Noise Level <sup>4</sup>
				"Windows Open" <sup>2</sup>	"Windows Closed" <sup>3</sup>	
West	1	60	15	48	36	20
	2	60	15	48	36	20
	3	60	15	48	36	20

<sup>1</sup> Exterior noise levels are calculated from the centerline of the noise source (e.g., roadway, rail line) to the facade of the building.  
<sup>2</sup> A minimum of 12 dBA noise reduction is assumed with a "windows closed" condition.  
<sup>3</sup> A minimum of 20 dBA noise reduction is assumed with a "windows closed" condition. If noise levels exceed the interior noise standard of 45 dBA when the windows are closed, then upgraded glass windows and doors (higher STC rating) are needed to ensure proper sound attenuation.  
<sup>4</sup> Indicates minimum STC level needed to achieve 45 DNL interior noise level.

As shown in Table 3, the project will require a typical window rating of 27 for the west façade.

**Construction Assembly Design**  
**Exterior/Interior Wall Assembly**

MD evaluated the exterior wall assembly based on typical wall construction techniques used by the builder of this project. MD analyzed the typical exterior wall assembly and calculated the STC performance for said assembly. The typical exterior wall assembly corresponds to the part of the project facing 5th Street, which is the portion of the building exposed to the highest exterior noise levels, representing the worst-case scenario. Additionally, the exterior wall analyzed is designed for the second and third floors.

The exterior/interior wall at the described section is constructed (outside to inside) as follows: 7/8" Corrugated Metal Siding over 1/2" plywood sheathing, 2x6 wood studs spaced at 16" on center, filled with R-21 batt insulation, and one layer of 5/8" type X gypsum wallboard. The STC rating for the exterior wall assembly design is STC 32. The design is sufficient to meet the required 45 DNL standard and will provide approximately 24 dB of noise reduction.

**Window and Exterior Door Assemblies**

Table 3 (above) outlines the required STC rating needed to achieve HUD's 45 DNL interior standard. MD modeled a double-pane window with an STC rating of 27. Windows must have a minimum STC rating of 27 or better to meet the 20-dB transmission loss at the west-facing windows.

<b>Compliance Factors: Statutes, Executive Orders, and Regulations Listed at 24 CFR §58.5 and §58.6</b>	<b>Are Formal Compliance Steps or Mitigation Required?</b>	<b>Compliance determinations</b>
		<p><b><u>Overall Exterior to Interior STC ratings</u></b>  The windows account for about 7% of the exterior wall space for the residential units. According to the STraCAT, with a wall assembly having at least a 41 STC rating and windows with at least a 26 STC rating, the total attenuation is about 28 dB (see Appendix D of the HUD Noise Assessment and Noise Mitigation Compliance Report (Appendix 6)). MD has filled out Figure 19 from the HUD Noise Guideline, which identifies the Description of Noise Attenuation Measures (acoustical construction). After evaluating the proposed architectural plans and the design, the proposed project's interior level will be approximately 36 dB, meeting the 45 dB interior requirement.</p> <p><b>Summary of Noise Project Design Features</b>  The following provides a summary of project design features for noise reduction:</p> <ol style="list-style-type: none"> <li>1. The project site will require windows with minimum STC ratings ranging up to 27 (See Table 3) or higher. For proper acoustical performance, all exterior windows must have positive seals and weather stripping, and leaks/cracks must be kept to a minimum.</li> <li>2. The project will implement the designed wall assembly construction for buildings closer to the west edge property line. Said wall design will need a minimum STC rating of 32 or higher. MD recommends the typical wall assembly used by the builder of this project (STC 32), as described in this report, or a similar assembly with an equal or higher STC rating.</li> <li>3. Any change to the site plan layout would require re-evaluating the expected DNL noise levels for outdoor areas to be below 65 dBA.</li> </ol> <p>The project is expected to meet the noise standards (outlined above) based on the current site plan layout and summary of noise mitigation measures provided.</p>

<b>Compliance Factors: Statutes, Executive Orders, and Regulations Listed at 24 CFR §58.5 and §58.6</b>	<b>Are Formal Compliance Steps or Mitigation Required?</b>	<b>Compliance determinations</b>
		<p>Reference: 5<sup>th</sup> Street Apartments – HUD Noise Assessment and Noise Mitigation Compliance Report – City of West Sacramento, CA, prepared by MD Acoustics, LLC, July 11, 2023 (Appendix 6).</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 <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>The project is not located in a sole source aquifer area. The project complies with Sole Source Aquifer requirements.</p> <p>An evaluation of the EPA’s data shows no Sole Source Aquifers (SSAs) near the project site (see Figure 14).</p> <p>Reference: United States Environmental Protection Agency Sole Source Aquifers for Drinking Water, Interactive Maps, <a href="https://www.epa.gov/groundwater/surface-water-and-land-use/assessing-groundwater-quality">Sole Source Aquifers (arcgis.com)</a>, accessed July 3, 2023.</p>
<p><b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>The project will not impact on- or off-site wetlands. The project complies with Executive Order 11990.</p> <p>An evaluation of the U.S. Fish and Wildlife Service National Wetlands Inventory database found that no wetlands exist on or near the project site (see Figure 15).</p> <p>The project site is located in an urban area and, until recently, was developed with a 1,204 square-foot residence (1941 construction) on 219 5<sup>th</sup> Street and a 728 square-foot residence (1968 construction) on 221 5<sup>th</sup> Street. The structures were demolished in 2018.</p> <p>As previously discussed, the project was approved as a market rate project by the City on November 5, 2020, and found to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to §15332 (Infill Development) of the CEQA Guidelines. Under this exemption, the City found the project site had no value as habitat for endangered, rare, or threatened species.</p> <p>Reference: U.S. Fish &amp; Wildlife Service, National Wetlands Mapper, <a href="https://www.fws.gov/nwis">National Wetlands Inventory (usgs.gov)</a>, accessed July 3, 2023. The City of West Sacramento Staff Report November 5, 2020, Consideration of Washington Specific Plan Minor Deviations and Design Review for Proposed a Multi-family Project at 219-221 5<sup>th</sup> Street (Appendix 3) and</p>

<b>Compliance Factors: Statutes, Executive Orders, and Regulations Listed at 24 CFR §58.5 and §58.6</b>	<b>Are Formal Compliance Steps or Mitigation Required?</b>	<b>Compliance determinations</b>
		Notice of Exemption November 17, 2020 (Appendix 4).
<b>Wild and Scenic Rivers</b> Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<p>This project is not within proximity of a National Wild Scenic River System river. The project complies with the Wild and Scenic Rivers Act.</p> <p>This project is located over 3,000 feet from the mouth of the American River, which is included under the Wild and Scenic Rivers Act (see Figure 16). The project will not impact this river in any way, and no Section 7 Report is required.</p> <p>Reference: National Wild and Scenic Rivers System, California (<a href="http://rivers.gov">rivers.gov</a>), accessed July 3, 2023.</p>
<b>ENVIRONMENTAL JUSTICE</b>		
<b>Environmental Justice</b> Executive Order 12898	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<p>No adverse environmental impacts were identified in the project's total environmental review. The project complies with Executive Order 12898.</p> <p>The project will not have negative impacts on low-income and minority people. The project is being developed to provide economically disadvantaged groups access to affordable housing.</p> <p>The project will not displace or otherwise negatively impact low-income or minority persons as it does not require the removal of any housing for its development. The demolition of the two homes occurred in 2018, prior to the purchase of the property.</p> <p>The project is seen as an overall benefit to economically disadvantaged groups.</p>

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# Airport Map

## Airports



219 5th St



Rio Linda Airport



Sacramento McClellan Airport



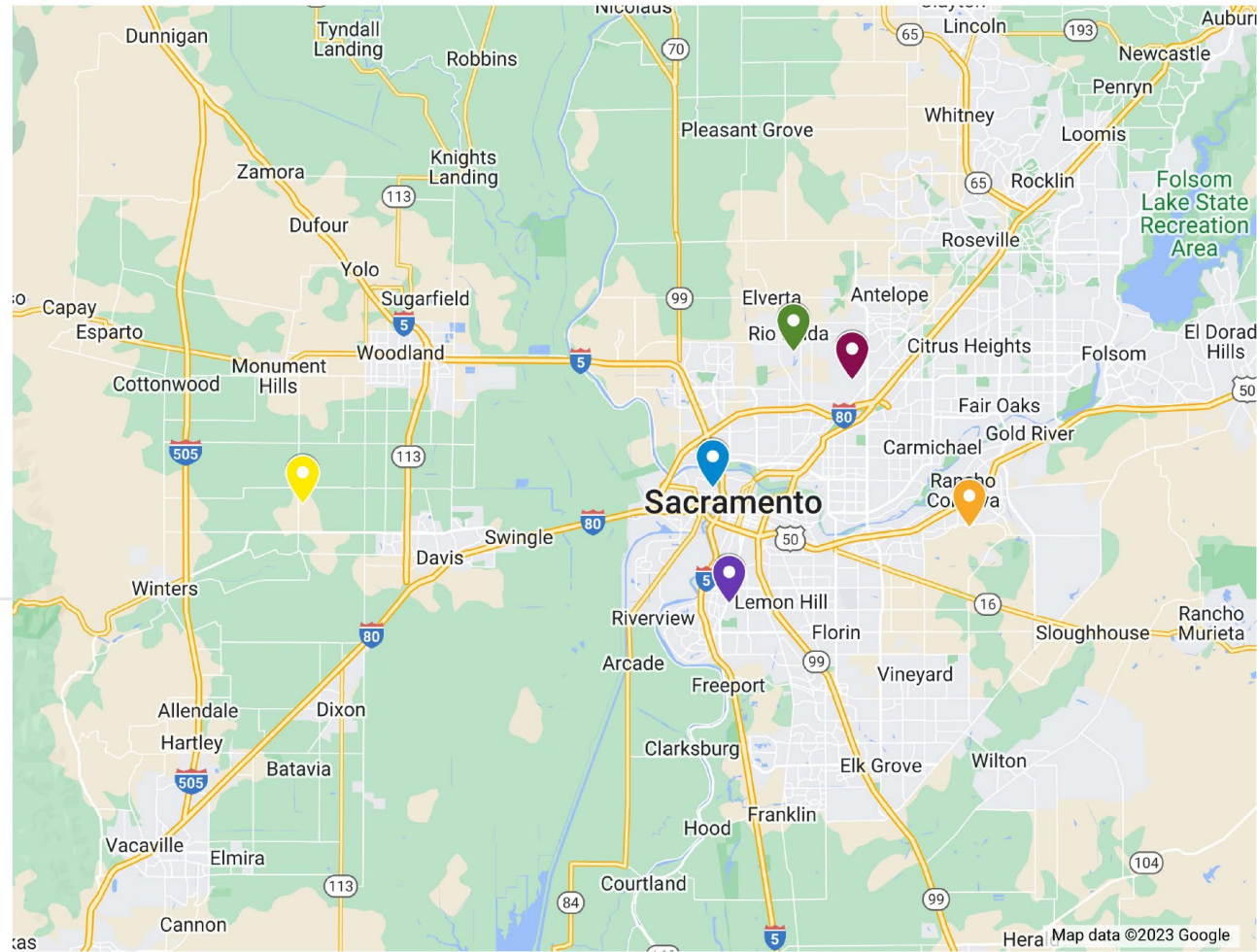
Mather Airport



Runway 2-20



Yolo County Airport



**FIGURE 9  
LOCATION OF NEARBY AIRPORTS**







**U.S. Fish and Wildlife Service**  
**Coastal Barrier Resources System**

CBRS MAP 219 - 221 5th Street



July 1, 2023

-  CBRS Buffer Zone
-  System Unit

**CBRS Units**

-  Otherwise Protected Area

This map is for general reference only. The Coastal Barrier Resources System (CBRS) boundaries depicted on this map are representations of the controlling CBRS boundaries, which are shown on the official maps, accessible at <https://www.fws.gov/library/collections/official-coastal-barrier-resources-system-maps>. All CBRS related data should be used in accordance with the layer metadata found on the CBRS Mapper website.

The CBRS Buffer Zone represents the area immediately adjacent to the CBRS boundary where users are advised to contact the Service for an official determination (<https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation>) as to whether the property or project site is located "in" or "out" of the CBRS.

CBRS Units normally extend seaward out to the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward  
 This page was produced by the CBRS Mapper















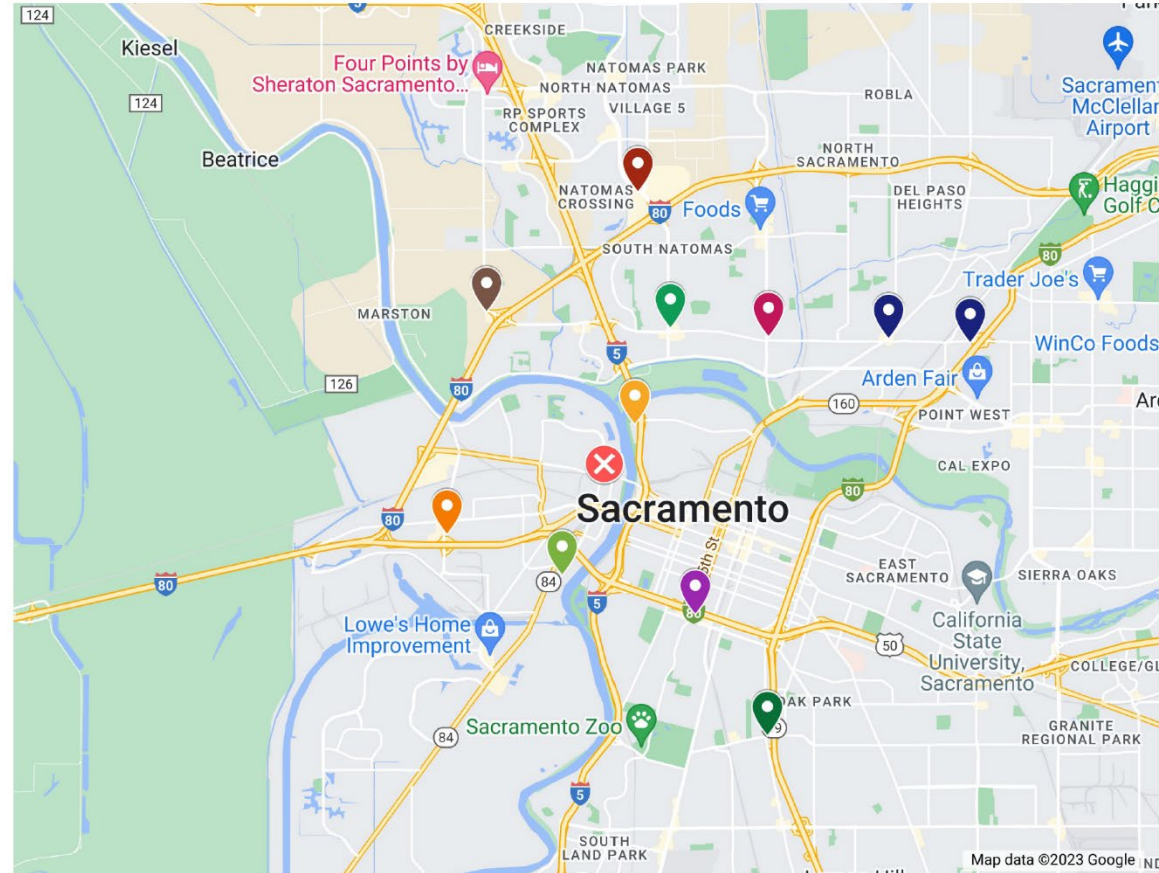
**FIGURE 10**  
**COASTAL BARRIER RESOURCES SYSTEM MAP**



# Gasoline Stations and Propane Sales

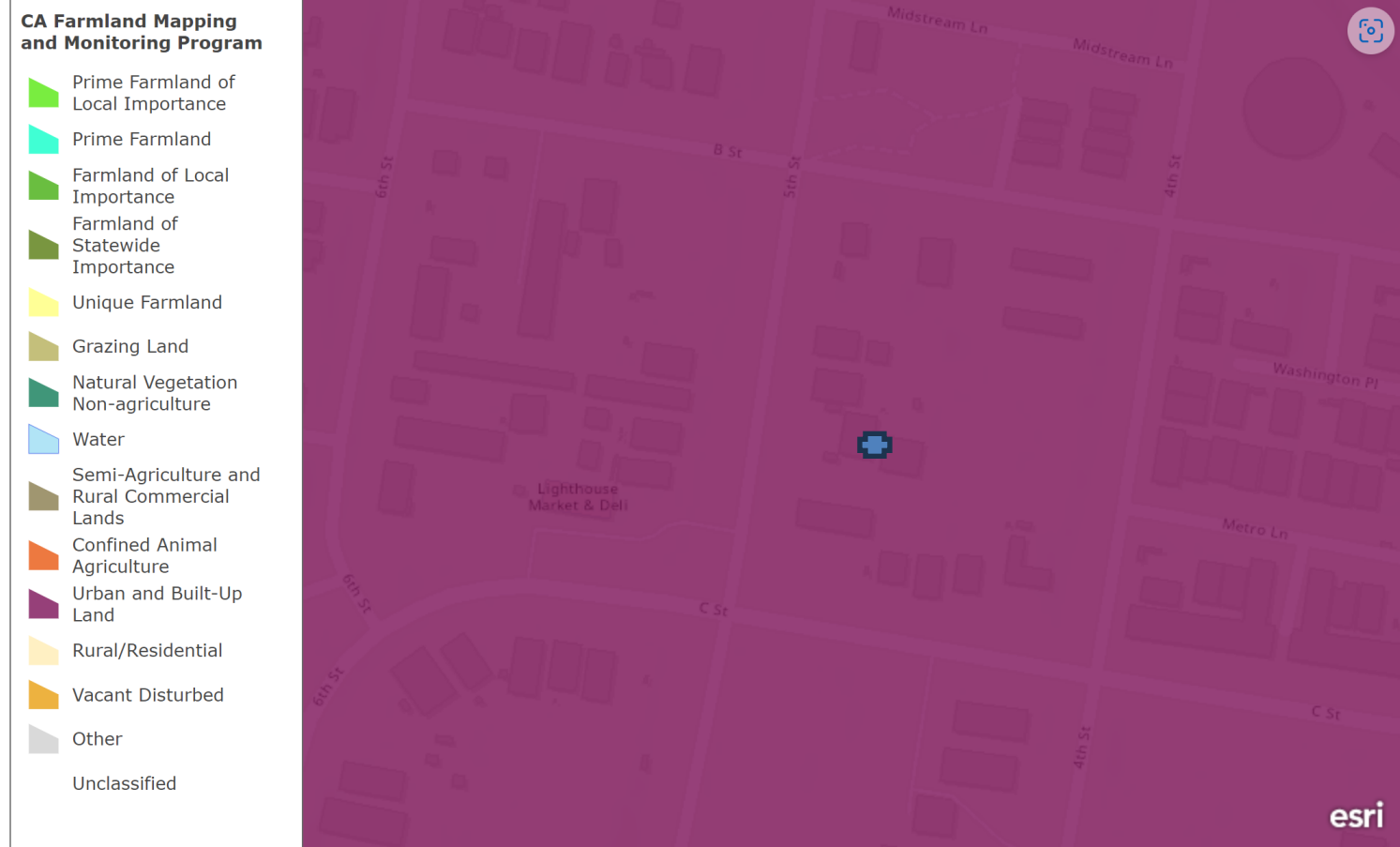
Gasoline Stations & Propane Sales

-  219 5th St
-  Shell
-  One Stop Gas
-  Chevron
-  Shell
-  Shell
-  Shell
-  Texaco
-  76
-  Shell
-  Shell
- 



**FIGURE 12**  
**GASOLINE AND PROPANE SALES**

## CA Farmland Mapping and Monitoring Program

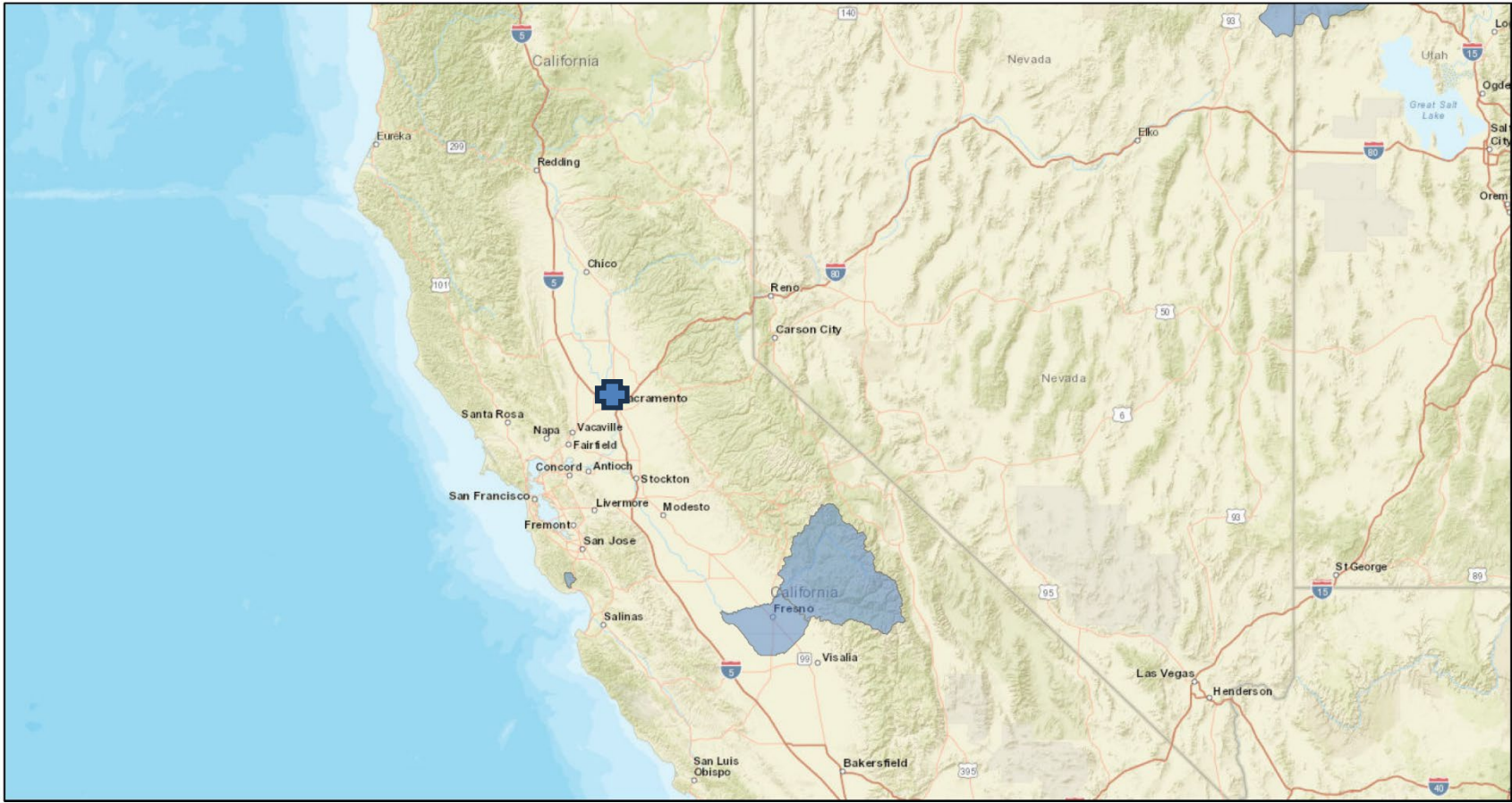


This map layer shows the designations of the California Farmland Mapping and Monitoring Program. 200ft

Esri Community Maps Contributors, County of Sacramento, Yolo County, California State Parks, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA



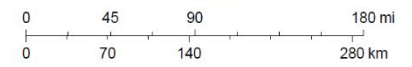
**FIGURE 13**  
**Farmland Mapping**



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■ Sole\_Source\_Aquifers

1:4,622,324



Esri, HERE, Garmin, NGA, USGS, NPS



**FIGURE 14**  
**SOLE SOURCE AQUIFERS**



### Wetlands



July 3, 2023

#### Wetlands\_Alaska

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

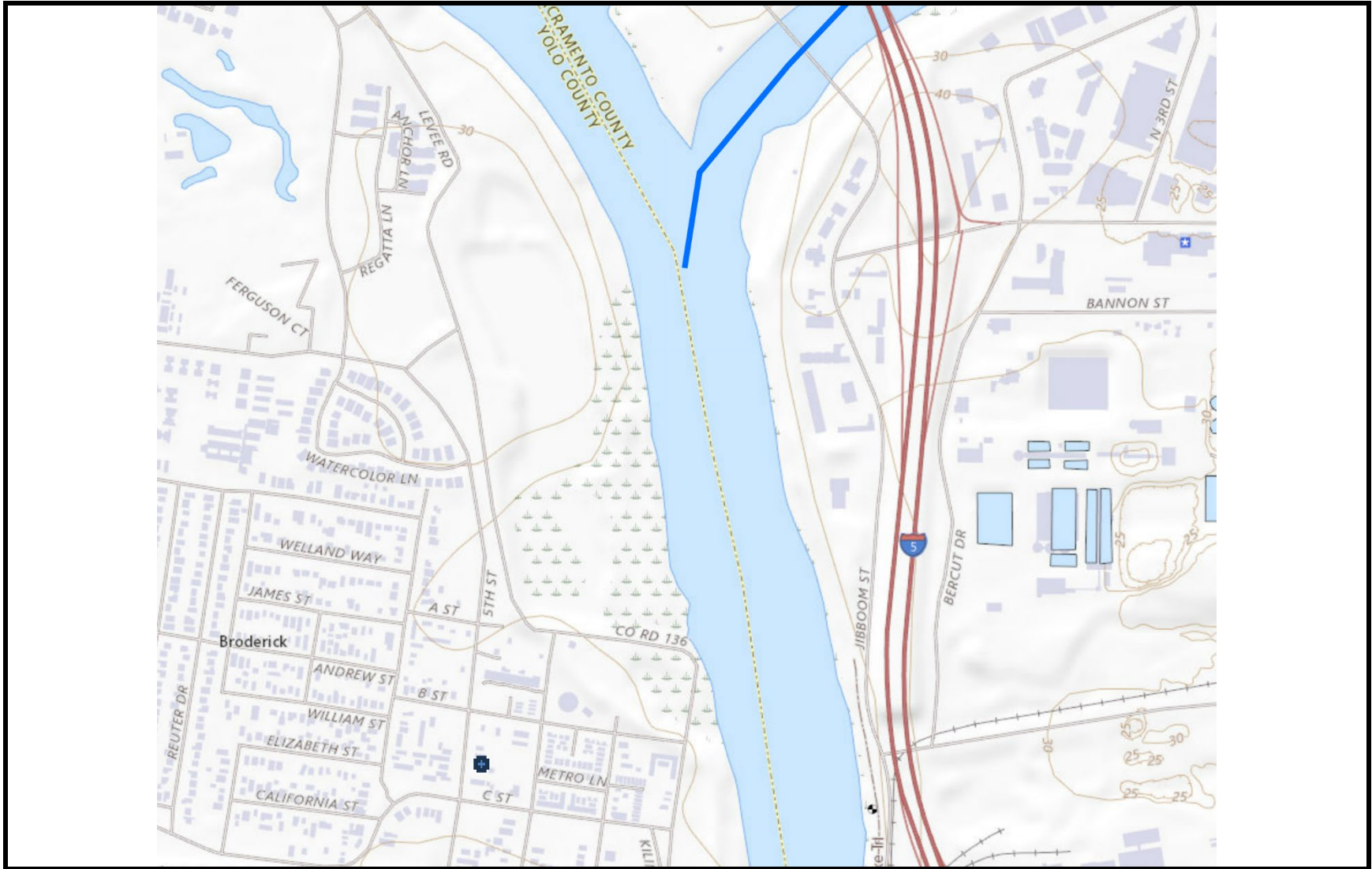
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)  
This page was produced by the NWI mapper



### FIGURE 15 WETLANDS



**FIGURE 16  
WILD & SCENIC RIVERS**

Exhibit C  
DNL Map

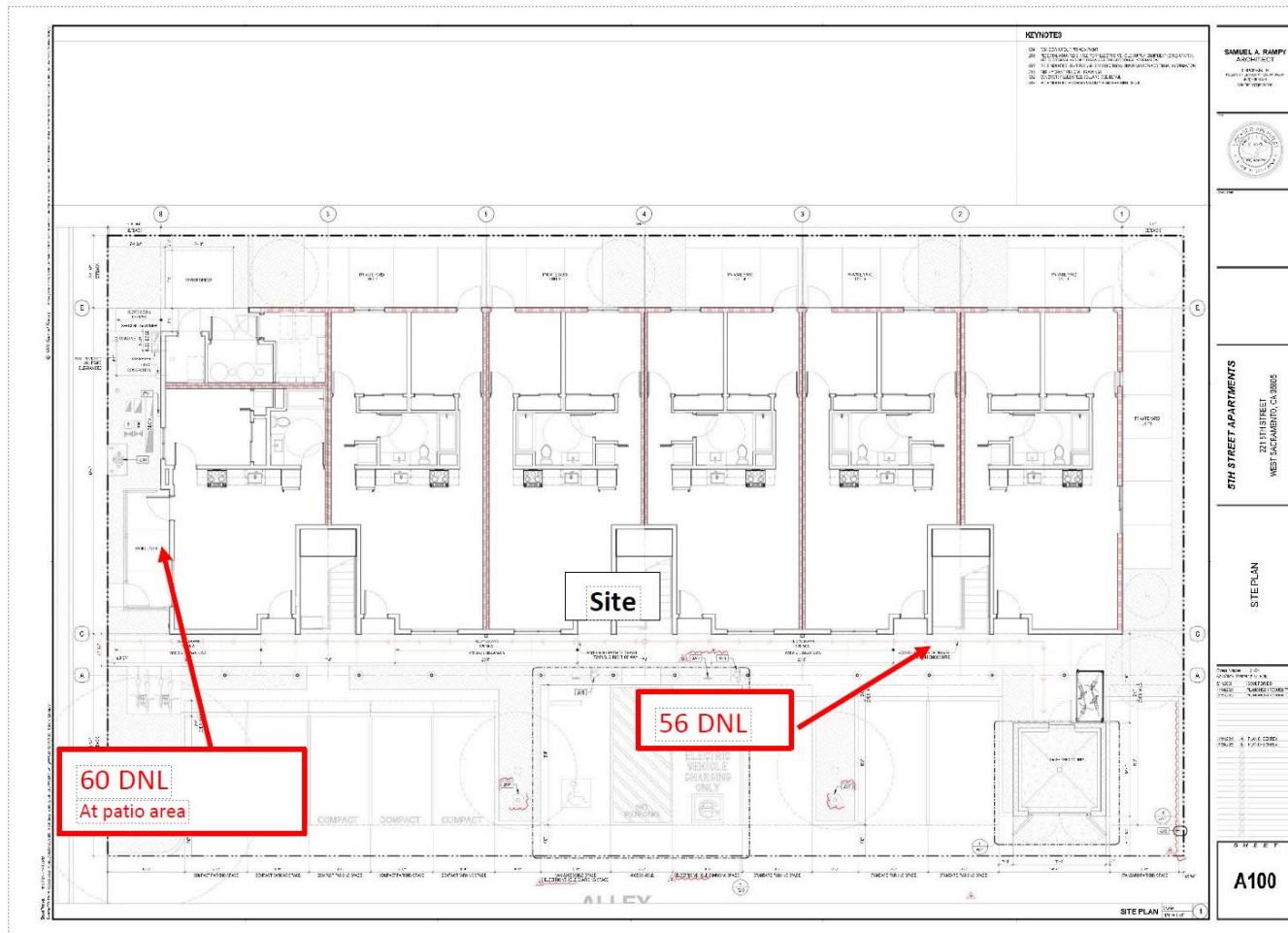


FIGURE 17  
EXHIBIT C OF THE NOISE STUDY



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**Environmental Assessment Factors** [24 CFR 58.40; Ref. 40 CFR ~~1508.8~~ **1501.1(g)** & ~~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	1	<p>The project conforms to the City’s General Plan 2035 by implementing the following goals of the General Plan 2035.</p> <p><b>Goal LU-1</b> – To provide for sustainable, orderly, well-planned, and balanced growth that meets the needs of residents and businesses, uses land efficiently, and is supported by adequate infrastructure.</p> <p><u>LU-1.1 – Sustainable Development</u> The City shall encourage compact development patterns and higher-development intensities that use land efficiently; preserve open space; support transit, bicycle, and pedestrian mobility; increase housing diversity; and provide for strong neighborhood commercial retail viability. (RDR)</p> <p><u>LU-1.5 – Compatible Infill</u> The City shall actively encourage infill development that is architecturally and environmentally sensitive and is compatible with surrounding land uses. (RDR)</p> <p><b>Goal LU-3</b> – To promote the development of complete residential neighborhoods that include a range of residential densities and a variety of housing types, and address the housing needs of various age and socio-economic groups who reside in West Sacramento.</p> <p><u>LU-3.2 – Neighborhood Housing Mix</u> The City shall promote neighborhoods that have a variety of housing types and densities to help create an overall healthy, balanced community. (RDR)</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>LAND DEVELOPMENT</b>		
		<p><u>LU-3.3 – Higher Density Housing</u>  The City shall promote the development of higher density housing in areas served by the full range of urban services; along collector, minor arterial, and major arterial streets and within walking distance of shopping areas and public transportation. (RDR)</p> <p><b>Goal HE-1 – ADEQUATE LAND FOR A BALANCED RANGE OF HOUSING (ENCOMPASSES GOVERNMENT CODE SECTIONS 65583(C)(1), (2), &amp; (3))</b></p> <p><u>HE-P-1.1</u>  The City will continue to promote the development of a broad mix of housing types by adopting affordable housing goals and providing incentives to achieve those goals citywide.</p> <p><u>HE-P-1.3</u>  While promoting the provision of housing for all economic segments of the community, the City will seek to ensure high quality in all new residential development.</p> <p><u>HE-P-1.14</u>  The City will continue to cooperate with nonprofit organizations, public agencies, and for-profit housing providers that seek to develop affordable housing in West Sacramento and achieve the City’s Housing Element goals.</p> <p>In addition, the project was processed and approved on November 5, 2020, by the City of West Sacramento as a market-rate project. The project was granted a minor deviation from the standards of the Washington Specific Plan and Design Review approval. It was found categorically exempt from the California Environmental Quality Act (CEQA) pursuant to §15332 (Infill Development) of the CEQA Guidelines (See Figures 3 – 8).</p> <p>As noted in the staff report on November 5, 2020 – The General Plan and Zoning Code designate the property as a Multi-family (R-3). The R-3 Zone is intended to provide areas for a wide variety of high-density residential development. Housing types include single-unit attached, townhouses, condominiums, and apartment buildings at densities ranging from 20.1 to 50.0 units per acre. This Zone also provides for public and quasi-public uses and similar and compatible uses that may be appropriate in a higher-density residential environment. This Zone implements the High-Density Residential General Plan Land Use Designation. The proposed project has a density of 72 dwelling units per acre. The density is slightly over</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>LAND DEVELOPMENT</b>		
		<p>the R-3 allowed density. Still, in the Washington District, the density is reviewed on a block level, and the surrounding properties are all built out with much lower density, resulting in a block-level density of less than 72 units per acre (Appendix 3).</p> <p>Nevertheless, the City made the necessary findings to support the project.</p> <p>The following steps will be needed for the project:</p> <ul style="list-style-type: none"> <li>• Grading Permit</li> <li>• Building Plan Check</li> <li>• Fire and Building Codes</li> <li>• Water Quality Permit</li> <li>• California &amp; Health and Safety Codes</li> </ul> <p>The project will conform to City guidelines for the submittal and approval of the required plans and permits.</p> <p>Reference: City of West Sacramento General Plan 2035 Policy document, Approved November 2016 (Appendix 7), The City of West Sacramento Staff Report November 5, 2020, Consideration of Washington Specific Plan Minor Deviations and Design Review for Proposed a Multi-family Project at 219-221 5<sup>th</sup> Street (Appendix 3), Notice of Exemption November 17, 2020 (Appendix 4).</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>LAND DEVELOPMENT</b>		
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Run-off	2	<p data-bbox="586 268 1448 310"><u>Soil Suitability/ Slope/ Erosion</u></p> <p data-bbox="586 342 1448 527">Per the Geotechnical Investigation (Appendix 8), no soil or geologic conditions were encountered during the investigation that would preclude the site's development as planned, provided the recommendations contained in the report are incorporated into the design and construction of the project.</p> <p data-bbox="586 558 1448 632">The following geotechnical constraints were found to exist for the site:</p> <p data-bbox="586 663 1448 890"><b>Undocumented Fill:</b> Undocumented fill is present at the site to depths ranging from approximately 3 to 4 feet. Since the compaction and placement history of the fill is unknown, removal and re-compaction will be required during site grading. Specific recommendations are provided in the Geotechnical Investigation (Appendix 8).</p> <p data-bbox="586 921 1448 1436"><b>Liquefaction:</b> Potentially liquefiable soil is generally present at depths below 16 feet, which may result in ground surface settlement and/or ground loss due to sand boils after an earthquake event. Potential post-liquefaction settlement on the order of 3 inches is possible under the maximum considered earthquake event. If sand boils develop, settlements could be greater. The structural designer should consider the estimated settlements presented in Section 5.3 of the Geotechnical Report (Appendix 8) when evaluating the structural performance of shallow foundations for the project. Ground improvement to reduce liquefaction potential is likely cost prohibitive for the project. Therefore, it is recommended to design foundations for the project to withstand the effects of liquefaction. Specific recommendations are provided in the Geotechnical Investigation (Appendix 7).</p> <p data-bbox="586 1467 1448 1619"><b>Compressible Soil:</b> Marginally compressible soil is present in the upper 35 feet at the site. However, given the relatively light structural loading of the proposed buildings, this is not a significant constraint for the project.</p> <p data-bbox="586 1650 1448 1766">The site is relatively flat, so no slopes currently exist. Permanent cut and fill slopes shall be designed in conformance with the Geotechnical Investigation (Appendix 8).</p> <p data-bbox="586 1797 1448 1946">The required recommendations of the Geotechnical Investigation (Appendix 8) will ensure that appropriate soil engineering designs are provided to meet the California Building Code, including seismic safety and slope stability considerations.</p>

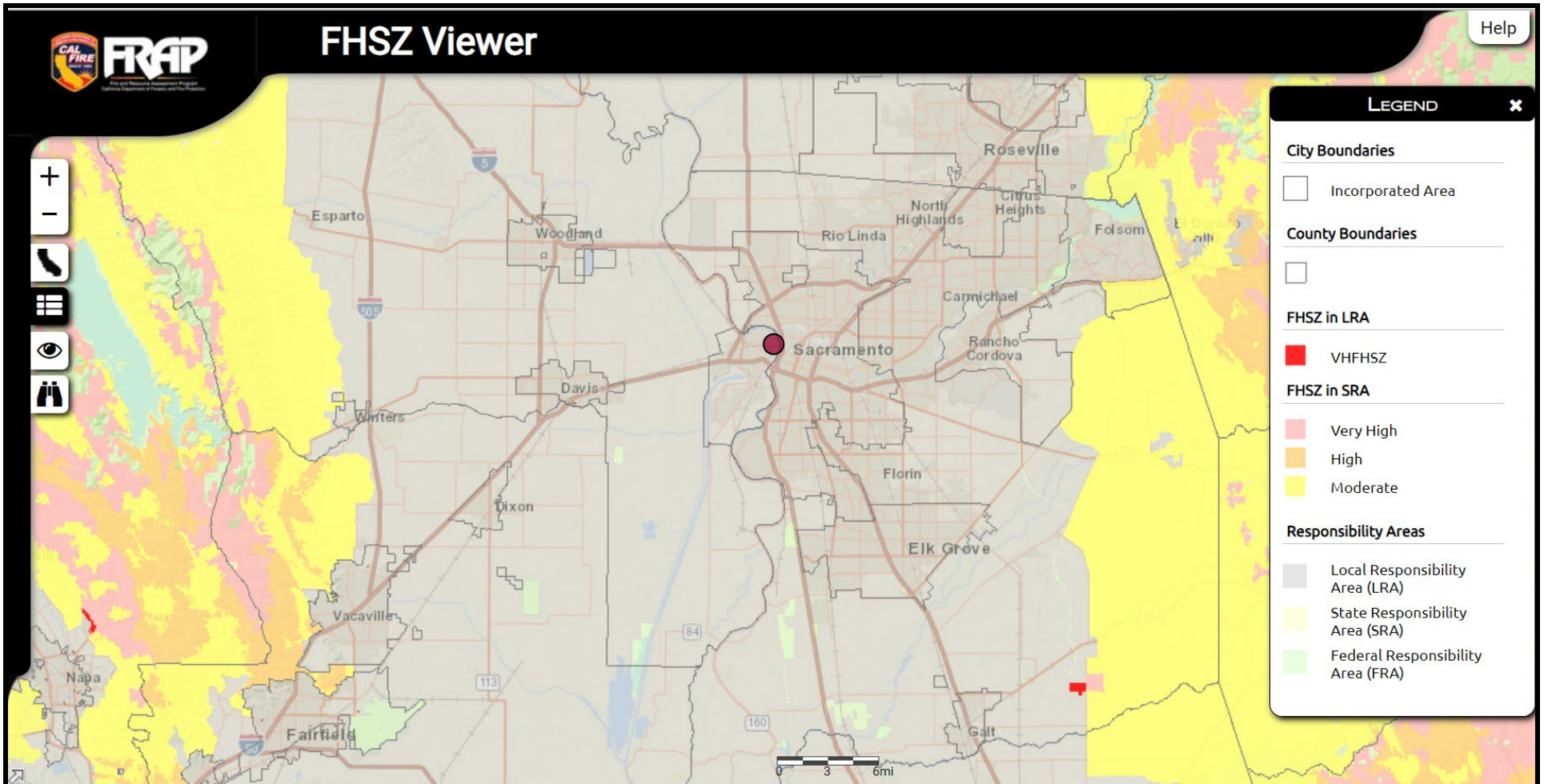
Environmental Assessment Factor	Impact Code	Impact Evaluation												
<b>LAND DEVELOPMENT</b>														
		<p>Any design criteria will be included as standard design features of the project, which will be reviewed and approved by the City of West Sacramento as appropriate prior to construction.</p> <p>Implementing the geotechnical/soil recommendations in the project-specific Geotechnical Investigation (Appendix 8) will provide appropriate site design methods to reduce the potential impacts on dwellings and their occupants from site-specific soil conditions.</p> <p><u>Drainage/ Storm Water Run-off</u></p> <p>The site slopes southerly from the Madinah Islamic Center to C Street. The site's high point at the Madinah Islamic Center is at an elevation of 21 amsl, with a low point elevation of 19 amsl at the 20' alley. The vacant site consists of a concrete driveway, a brick wall, and trees along the site's perimeter, with scattered trees in sparse locations.</p> <p>The project will be designed in accordance with the requirements of the City's Storm Water Run-off and Drainage Regulations for sites under an acre in size. Conformance with NPDES and City storm-water requirements will prevent potential stormwater run-off impacts from the project.</p> <p>Reference: Geotechnical Investigation Multi-family Apartments 219 – 221 5<sup>th</sup> Street, West Sacramento, California, prepared by Geocon Consultants, Inc., January 2021 (Appendix 8), Drainage Study for 221 5<sup>th</sup> Street West Sacramento, CA, prepared by Warren Consulting Engineers, Inc., March 7, 2022 (Appendix 9), and City of West Sacramento Erosion and Sediment Control Plan (ESCP) Worksheet for Small Construction Projects, prepared by Anthony Tassano, PE, October 29, 2021 (Appendix 10).</p>												
Hazards and Nuisances, including Site Safety and Noise	2	<p><u>Hazards</u></p> <p>Per the Geotechnical Investigation (Appendix 8), the site is not located on any known "active" earthquake fault trace. In addition, the site is not contained within the Alquist-Priolo Earthquake Fault Zone. Therefore, the potential for ground rupture due to on-site active faulting is low. Known active faults within 30 miles of the site are shown in Table 5.1.</p> <table border="1" data-bbox="586 1797 1448 1953"> <thead> <tr> <th colspan="3" data-bbox="586 1797 1448 1850">Table 5.1 Regional Active Faults</th> </tr> <tr> <th data-bbox="586 1850 935 1902">Fault Name</th> <th data-bbox="935 1850 1187 1902">Approximate Distance from Site (miles)</th> <th data-bbox="1187 1850 1448 1902">Maximum Moments Magnitude (M<sub>w</sub>)</th> </tr> </thead> <tbody> <tr> <td data-bbox="586 1902 935 1934">Great Valley 03a Dunnigan Hills</td> <td data-bbox="935 1902 1187 1934">19.95</td> <td data-bbox="1187 1902 1448 1934">6.4</td> </tr> <tr> <td data-bbox="586 1934 935 1953">Dunnigan Hills Fault</td> <td data-bbox="935 1934 1187 1953">22.01</td> <td data-bbox="1187 1934 1448 1953">6.4</td> </tr> </tbody> </table>	Table 5.1 Regional Active Faults			Fault Name	Approximate Distance from Site (miles)	Maximum Moments Magnitude (M <sub>w</sub> )	Great Valley 03a Dunnigan Hills	19.95	6.4	Dunnigan Hills Fault	22.01	6.4
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Fault Name	Approximate Distance from Site (miles)	Maximum Moments Magnitude (M <sub>w</sub> )												
Great Valley 03a Dunnigan Hills	19.95	6.4												
Dunnigan Hills Fault	22.01	6.4												

Environmental Assessment Factor	Impact Code	Impact Evaluation		
<b>LAND DEVELOPMENT</b>				
		Great Valley 04a Trout Creek	26.72	6.5
		Great Valley 04b Gordon Valley	29.33	6.7
		Great Valley 03 Mysterious Ridge	29.85	7.0
		<p>A review of the California Department of Forestry and Fire Protection’s Fire and Resource Assessment Program (FRAP) shows that the project site is not in a Fire Hazard Severity Zone. Since it is in an urban area under local responsibility for fire protection, applying state and City regulatory requirements related to fire hazards and prevention in the building design will ensure that the project meets safety requirements.</p>		
		<p>See Flood Insurance under “Compliance with 24 CFR §50.4, §58.5, and §58.6 Laws and Authorities” for how floods do not impact the project.</p>		
		<p><u>Nuisance/Site Safety</u></p>		
		<p>Nuisances and site safety would occur as project construction activities began and continued. Potential odor sources may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities, and the temporary storage of typical solid waste (refuse) associated with the project’s (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction, and emissions would be temporary, short-term, and intermittent, ceasing upon completion. During the project development, adequate public safety warning signs and construction safety personnel will be required. Safety and traffic control will also be required for the project. These standard requirements reduce the potential impacts to a not significant level.</p>		
		<p>Operational uses, such as project-generated refuse, would be covered in containers and removed regularly in compliance with the City’s solid waste regulations.</p>		
		<p><u>Noise</u> See the complete discussion in the previous section, Noise Abatement and Control, under “Compliance with 24 CFR §50.4, §58.5, and §58.6 Laws and Authorities.”</p>		
		<p>The project site is currently a vacant lot with no existing noise source. Project construction would generate construction noise. The project’s conditions of approval include a condition as follows per the City of West Sacramento Staff Report November 5, 2020, Consideration of Washington Specific Plan Minor Deviations and</p>		

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>LAND DEVELOPMENT</b>		
		<p>Design Review for Proposed a Multi-family Project at 219-221 5<sup>th</sup> Street (Appendix 3):</p> <ul style="list-style-type: none"> <li>➤ To minimize noise impacts, construction shall be limited to the hours of 7AM to 7PM weekdays and 8AM to 5PM on weekends.</li> </ul> <p>Adhering to this condition during construction will help to reduce the construction noise impact to less than significant.</p> <p>The project would not develop new noise sources inconsistent with the City’s General Plan for residential development and would not significantly impact adjacent off-site uses.</p> <p>Reference: Geotechnical Investigation Multi-family Apartments 219 – 221 5<sup>th</sup> Street, West Sacramento, California, prepared by Geocon Consultants, Inc., January 2021 (Appendix 8), <a href="#">California Department of Forestry and Fire Protection’s Fire and Resource Assessment Program (FRAP) – Fire Hazard Severity Zone</a>, accessed July 11, 2023, and The City of West Sacramento Staff Report November 5, 2020, Consideration of Washington Specific Plan Minor Deviations and Design Review for Proposed a Multi-family Project at 219-221 5<sup>th</sup> Street (Appendix 3).</p>



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Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>SOCIOECONOMIC</b>		
Employment and Income Patterns	1	The availability of affordable housing would provide its eligible residents with closer access to public facilities and commercial businesses. Project construction activities may provide temporary short-term employment for construction workers in the City and surrounding area. Still, these jobs are not expected to significantly change income patterns within the City and surrounding area.
Demographic Character Changes, Displacement	2	The project will develop access to affordable housing to meet the needs of the City. This project will help fulfill the required RHNA numbers for the City's affordable housing needs.  No displacement of persons will be associated with the project as the site is currently vacant. In choosing an architectural style for the project, the character and scale of the surrounding neighborhood have been considered to ensure that the project design would complement the surrounding area.
Environmental Justice	2	The project is not located in a low-income and/or minority community; there is no evidence of historical environmental injustices or disproportionate impacts burdening low-income and/or minority persons or communities in this area. The project can play a role in remedying some disparity by offering affordable housing to all.

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>COMMUNITY FACILITIES AND SERVICES</b>		
Educational and Cultural Facilities	2	<p><u>Education Facilities</u></p> <p>The site is in Washington Unified School District, which provides residents with primary, secondary, and high school education services. Children will attend the Elkhorn Village Elementary School, .76 miles away at 750 Cummins Way, and the River City High School, 3.88 miles away at 1 Raider Lane.</p> <p>The project is a small 18-unit infill project with limited impacts on schools. However, all impacts would be mitigated through the payment of school fees at the time building permits are issued.</p> <p><u>Cultural Facilities</u></p> <p>The City provides Club West for Teens at 1125 Riverbank Road, 2.2 miles north of the project site. Club West is an after-school teen program for 6th, 7th, and 8th-grade students and has been providing programming in West Sacramento</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>since 1991. Throughout the year, Club West sponsors daily after-school programs, dances, fun nights, Summer Teen Camp, a daily snack bar, a game room, tournaments, extended hours on minimum days, Computer Lab for homework, and more.</p> <p>The City also provides many senior activities, including the Margaret McDowell Lounge at the Community Center at 1075 West Capitol Avenue, 1.1 miles from the project site.</p> <p>The buildout of the site would incrementally increase the demand for the library and other cultural services. The project is a small 18-unit infill project whose impact on cultural facilities will be less than significant.</p> <p>Reference: City of West Sacramento General Plan 2035 Policy document, Approved November 2016 (Appendix 7) and City of West Sacramento Website for the <a href="#">Park and Recreation Department</a>, accessed July 11, 2023.</p>
Commercial Facilities	2	<p>Commercial development is generally located southerly of the project site, concentrated along Tower Bridge Gateway. The Bridge District has been designated as a mixed-use area with residential, commercial, and office uses proposed within the District.</p> <p>Currently, the project site is within 1 mile of supermarkets to the west and within .1 mile of convenience stores and other eating establishments to the south.</p> <p>Yolo County Transportation District (YCTD), as the operator of Yolobus, is the public transit provider in West Sacramento. The closest bus stop to the project is 390 feet away at 5<sup>th</sup> and C Streets, and another is .2 miles away at 219 6<sup>th</sup> Street.</p> <p>Given the small size of the project, the impact on commercial facilities will be less than significant, and the availability of commercial facilities to the residents is adequate.</p> <p>Reference: City of West Sacramento General Plan 2035 Policy document, Approved November 2016 (Appendix 7) and Google Maps accessed July 11, 2023.</p>
Health Care and Social Services	2	<p>Several urgent care-type facilities are within 2 miles of the project site, including the AllMed Medical Center at 515 Michigan Boulevard, Salud Clinic at 500 Jefferson Boulevard, and Vida Family Health Center at 954 Sacramento Avenue. In addition, Woodland Memorial Hospital is located 1.5 miles in Sacramento.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>State, County, and City non-profit agencies provide Social Services. If required by the project’s residents, these services are available within the City of West Sacramento and Yolo County.</p> <p>The Yolo County Social Service Department, located at 500 Jefferson Boulevard, is a government agency offering West Sacramento residents social services. Social Services include health and human services, low-income programs, and government benefits. The office oversees these programs to provide a social safety net and protect children, the elderly, and vulnerable adults.</p> <p>Given the small size of the project, the impact on healthcare facilities and social services will be less than significant, and the availability of health facilities and social services for the residents is adequate.</p> <p>Reference: Google Maps, accessed July 11, 2023, and <a href="#">Yolo County Social Service Department</a> Website, accessed July 11, 2023.</p>
Solid Waste Disposal / Recycling	2	<p>As the Draft Environmental Impact Report for the General Plan Update states, “<i>The Environmental Services Division manages the City’s solid waste. Its responsibilities include administering environmental programs and regulatory permits related to public health and environmental issues and providing staff for the City’s water quality laboratory at the George Kristoff Water Treatment Plant (GKWTP) (formerly the Bryte Bend Water Treatment Plant).</i>”</p> <p>It is also noted in the Draft Environmental Impact Report for the General Plan Update that “<i>the Yolo County Central Landfill is expected to have adequate capacity until at least 2045 (Yolo County 2010). In addition, the implementation of state laws and policies would reduce the future waste stream and extend the lifespan of the landfill. AB 341 requires the waste stream going to landfills to be reduced by 75% statewide. CalRecycle would implement strategies to meet this statutory goal through state-level measures and requirements. AB 341’s broadening of recycling requirements to cover commercial and multi-family residential developments would also reduce the future waste stream going to the landfill.</i>”</p> <p>The project would generate solid waste during the construction and operational phases of the project. Compliance with state and City requirements for disposal and recycling during these phases will ensure that the project’s impacts will be less than significant.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		Reference: City of West Sacramento General Plan Update <a href="#">Draft Environmental Impact Report</a> , August 2016, accessed July 11, 2023.
Wastewater / Sanitary Sewers	2	<p>Per the City of West Sacramento 2015 Sewer Master Plan Update Draft Report, “<i>The City’s existing wastewater collection system is comprised of approximately 160 miles of active gravity sewer pipelines with sizes ranging from 4 to 30 inches in diameter, 22 miles of pressure pipelines, 9 pump stations, and 5 lift stations. The City’s wastewater is treated at the Sacramento Regional Wastewater Treatment Plant (WWTP), located southeast of the City near Elk Grove, California. The Lower Northwest Interceptor (LNWI), a 120-inch diameter gravity pipeline at the point of the City’s connection, conveys all flows from the City’s collection system to the WWTP.</i>”</p> <p>The City is connected to Sacramento Regional County Sanitation District (SRCSD) sewer system. The project will generate the demand for wastewater conveyance and treatment. The project will be required to comply with the City Code requirements and regulations regarding sewer and wastewater facilities, including compliance with the facilities City’s Sewer Design Guidelines. The developer will pay impact fees to the District for treatment purposes and to the City for Conveyance. Adherence to all regulations and standards will ensure that flows from the project will not adversely effect wastewater and sanitary sewer systems.</p> <p>Reference: City of West Sacramento 2015 <a href="#">Sewer Master Plan Update Draft Report</a>, September 2017, accessed July 11, 2023.</p>
Water Supply	2	<p>The City’s water supplies are sufficient to meet its demands currently per the 2015 Water System Master Plan Update. The project will pay development impact fees at the issuance of building permits to offset any impacts on water services.</p> <p>The project also includes design features to reduce water consumption, including compliance with the Model Water Efficient Landscape Ordinance (MWELO) and water-conserving plumbing fixtures.</p> <p>The project is consistent with the General Plan, and given the small size of the project and location as an infill/redevelopment project, the impact on water supply will be less than significant.</p> <p>Reference: City of West Sacramento <a href="#">2015 Water System Master Plan Update Draft</a>, December 2016, accessed July 11, 2023.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
Public Safety – Police, Fire, and Emergency Medical	2	<p>The project is an 18-unit infill project and is not anticipated to increase the demand for public safety services significantly.</p> <p>The Police Station is 1.2 miles away at 550 Jefferson Boulevard. Fire Station 44 is 1 mile away at 905 Fremont Boulevard. The City’s General Plan goal of a five-minute response time can be maintained with the project location.</p> <p>The project has been reviewed by Police, Fire, and Public Safety personnel as part of the market-rate project approved on November 5, 2020, by the City of West Sacramento. The project was granted a minor deviation from the standards of the Washington Specific Plan and Design Review approval. It was found categorically exempt from the California Environmental Quality Act (CEQA) pursuant to §15332 (Infill Development) of the CEQA Guidelines (See Figures 3 – 8).</p> <p>Reference: The City of West Sacramento Staff Report November 5, 2020, Consideration of Washington Specific Plan Minor Deviations and Design Review for Proposed Multi-family Project at 219-221 5<sup>th</sup> Street (Appendix 3).</p>
Parks, Open Space and Recreation	2	<p>The City has a park site .8 miles from the project site, Elkhorn Park, at 820 Cummins Way. The park has a picnic area, BBQs, benches, horseshoe pits, a tot lot, a play structure, a swing set, a backstop, a half soccer field, and a lighted walkway.</p> <p>The project also provides an outdoor open space for use by the residents. This on-site open space helps to reduce the impact on the City park system.</p>
Transportation and Accessibility	2	<p>The project is a small 18-unit infill project that is not anticipated to increase transportation demands significantly.</p> <p>As previously noted, the project was approved as a market-rate project on November 5, 2020, with no impacts to transportation called out. Also, bus services are in close proximity to the project, and commercial and medical services are readily available. Therefore, the project has great access to needed services.</p> <p>Therefore, the project will have a less than significant impact on transportation and accessibility.</p> <p>Reference: The City of West Sacramento Staff Report November 5, 2020, Consideration of Washington Specific Plan Minor Deviations and Design Review for Proposed a Multi-family Project at 219-221 5<sup>th</sup> Street (Appendix 3).</p>



Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>NATURAL FEATURES</b>		
Unique Natural Features, Water Resources	2	The site does not include any unique natural features or water resources. Nor will the project detrimentally affect any unique natural features or water resources.
Vegetation, Wildlife	3	<p>The project site is located in an urban area and, until recently, was developed with a 1,204 square-foot residence (1941 construction) on 219 5th Street and a 728 square-foot residence (1968 construction) on 221 5th Street. The structures were demolished in 2018. The site is undeveloped, vegetated with grasses and mature trees, and enclosed by a masonry wall and a chain-link fence. Approximately 15 mature trees are located throughout the site, with other trees surrounding the site.</p> <p>As previously discussed, the project was approved as a market rate project by the City on November 5, 2020, and found to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to §15332 (Infill Development) of the CEQA Guidelines. Under this exemption, the City found the project site had no value as habitat for endangered, rare, or threatened species.</p> <p>However, project development will remove all vegetation, including trees, that could provide nesting habitat to migratory birds subject to the Migratory Bird Treaty Act (MBTA). With the implementation of <b>MM BIO-1</b> impact will be <b>less than significant with mitigation</b>.</p> <p>Reference: The City of West Sacramento Staff Report November 5, 2020, Consideration of Washington Specific Plan Minor Deviations and Design Review for Proposed a Multi-family Project at 219-221 5<sup>th</sup> Street (Appendix 3) and Notice of Exemption November 17, 2020 (Appendix 4).</p>
Other Factors	2	There are no “Other Factors” to be considered for this project site or the required project actions.

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>CLIMATE AND ENERGY</b>		
Climate Change Impacts	2	<p>The project has been designed to withstand the expected climate-related changes in the area. As discussed under Land Development – Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Run-off, the project has been designed to prevent <u>Erosion and Landslides</u> and to transport water in the event of storm events preventing <u>Inland Flooding</u>.</p> <p>The project has also been designed to California Building Code and the State’s Title 24 energy regulations, including water-saving devices for indoor and outdoor water fixtures. All outdoor landscaping must be designed to the State’s Model Water Efficient Landscape Ordinance (MWEL0). The purpose of water-efficient landscape ordinances is to increase water efficiency and improve environmental conditions in the built environment. These water-saving techniques employed by the project help to reduce <u>Drought</u> conditions.</p> <p>The project is not in a high-fire area, so <u>Wildfire</u> is not a significant issue. Nevertheless, the project has been well-designed and landscaped to provide an urban interface.</p> <p>Lastly, the project has been designed using cool roofs and natural vegetation where appropriate. Cool roofs and Natural vegetation help reduce the <u>Increasing Temperatures/Extreme Heat</u> effect.</p> <p>The project is not located in a coastal area, so <u>Sea Level Rise and Coastal Storms</u> are not anticipated at this location.</p>
Energy Efficiency	2	<p>The project will comply with the California Building Code and the State’s Title 24 energy regulations. These requirements include the use of Energy Star appliances and water-saving fixtures. Complying with these requirements alone will reduce energy consumption compared with conventional residential development without these requirements.</p> <p>The project site is near transit, with bus stops less than .2 miles away. As previously stated, shopping and services are also conveniently located. With commercial and service opportunities in close proximity, employment opportunities would also be available. The proximity to public transportation, shops, and services can reduce the energy consumed for transportation.</p>

### **Additional Studies Performed and Provided as Appendices:**

1. 5<sup>th</sup> Street Apartments – Focused Air Quality, Greenhouse Gas, and Energy Impact Study, City of West Sacramento, CA, prepared by MD Acoustics, LLC, June 30, 2023.
2. Phase I Environmental Site Assessment, Lush GeoSciences Inc., July 7, 2022
3. The City of West Sacramento Staff Report November 5, 2020, Consideration of Washington Specific Plan Minor Deviations and Design Review for Proposed a Multi-family Project at 219-221 5<sup>th</sup> Street.
4. Notice of Exemption November 17, 2020
5. **CONFIDENTIAL** – Cultural Resources Inventory and Evaluation Report for the 221 5<sup>th</sup> Street Project, prepared by ECORP Consulting, Inc., July 2023.
6. 5<sup>th</sup> Street Apartments – HUD Noise Assessment and Noise Mitigation Compliance Report – City of West Sacramento, CA, prepared by MD Acoustics, LLC, July 11, 2023.
7. City of West Sacramento General Plan 2035 Policy document, Approved November 2016.
8. Geotechnical Investigation Multi-family Apartments 219 – 221 5<sup>th</sup> Street, West Sacramento, California, prepared by Geocon Consultants, Inc., January 2021.
9. Drainage Study for 221 5<sup>th</sup> Street West Sacramento, CA, prepared by Warren Consulting Engineers, Inc., March 7, 2022.
10. City of West Sacramento Erosion and Sediment Control Plan (ESCP) Worksheet for Small Construction Projects, prepared by Anthony Tassano, PE, October 29, 2021.
11. Planning Level Survey for the 219 – 221 5<sup>th</sup> Street Project, Helix Environmental Planning, July 20, 2023

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

1. Phase 1 Environmental Assessment – July 2022.
2. Cultural Resources – Hand Digging – June 28, 2023.
3. Noise Study – Noise Monitoring – June 20, 2023.
4. Soils Report – December 15 – 16, 2020.
5. Planning Level Survey (Biology) – July 2023.

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

California Coastal Commission Map Coastal Boundary, [Coastal Zone Boundary \(ca.gov\)](https://www.ca.gov/), accessed July 2, 2023.

[California Department of Forestry and Fire Protection's Fire and Resource Assessment Program \(FRAP\) – Fire Hazard Severity Zone](#), accessed July 11, 2023.

California Farmland Mapping and Monitoring Program, [ArcGIS - CA Farmland Mapping and Monitoring Program](#), accessed July 3, 2023.

City of West Sacramento 2015 [Sewer Master Plan Update Draft Report](#), September 2017, accessed July 11, 2023.

City of West Sacramento [2015 Water System Master Plan Update Draft](#), December 2016, accessed July 11, 2023

City of West Sacramento General Plan Update [Draft Environmental Impact Report](#), August 2016, accessed July 1, 2023 – July 11, 2023.

City of West Sacramento Website for the [Park and Recreation Department](#), accessed July 11, 2023

Federal Emergency Management Agency (FEMA) FIRM Map, Map Number 060728 0005B Map Revised January 19, 1995, and [FEMA Flood Map Service Center: Search By Address](#) accessed July 2, 2023.

Google Earth, accessed July 3, 2023.

Google Maps, accessed July 1, 2023. – July 11, 2023.

National Wild and Scenic Rivers System, [California \(rivers.gov\)](#), accessed July 3, 2023.

U.S. Environmental Protection Agency Sole source Aquifers for Drinking Water, Interactive Maps, [Sole Source Aquifers \(arcgis.com\)](#), accessed July 3, 2023.

U.S. Fish & Wildlife Coastal Barrier Resources Act (CBRS), CBRS Mapper [CBRS Mapper \(usgs.gov\)](#), accessed July 1, 2023.

U.S. Fish & Wildlife Service, National Wetlands Mapper, [National Wetlands Inventory \(usgs.gov\)](#), accessed July 3, 2023.

[Yolo County Social Service Department](#) Website, accessed July 11, 2023.

Yolo-Solano Air Quality Management District Attainment Status detailed table, [Attainment\\_Status.png \(875×888\) \(ysaqmd.org\)](#) accessed July 4, 2023.

#### **List of Permits Obtained:**

1. City of West Sacramento approval of Washington Specific Plan Minor Deviations, Design Review Approval, and Exemption from the California Environmental Quality Act (CEQA) pursuant to §15332 (Infill Development) of the CEQA Guidelines, November 5, 2020.

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

Outreach to surrounding neighbors and community members began in June 2020. Between June 2020 and the present date, the following outreach was completed for 219-221 5th Street.

1. Mailers were sent within a ½ mile radius of the project site prior to design review hearings.
2. Sr. Ernesto Delgado – the neighboring business owner of Sal’s Tacos and the currently vacant city garage adjacent to the project site
  - a. 11 in-person meetings
  - b. 28 Zoom calls
3. Ahbed Khan – neighboring homeowner
  - a. 6 in-person meetings
  - b. 4 phone calls
4. Medina Center- adjacent building to project site
  - a. 4 in-person meetings
  - b. 3 phone calls
5. Washington Commons- Planned Senior Co-living development in the Washington district.
  - a. 2 in-person meetings
6. Donnie Hanly- the owner of the vacant lot behind the project site
  - a. 1 Zoom meeting
  - b. 8 phone calls
7. West Sacramento Chamber of Commerce
  - a. 6 in-person meetings
8. Shores of Hope- Non-profit based in West Sacramento
  - a. 2 in-person meetings
  - b. 1 Zoom call

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

This single and discrete project is not linked with other ongoing or planned future projects. As such, its impacts are definable to the time and location of their implementation. As a discrete project, no cumulative impacts from associated or future projects are related to this site. Additionally, the City has evaluated cumulative development impacts to prepare the City’s, General Plan. It has accounted for incremental, cumulative impacts related to development at this and adjacent sites within the City. As a result of those evaluations, the City has outlined a Housing Plan in the Housing Element of the General Plan to set forth the City’s goals, policies, and programs to address the identified housing needs and issues. Compliance with the City’s goals, policies, and programs will be required for approval and completion of the project.

**Alternatives** [24 CFR 58.40(e); 40 CFR ~~1508.9~~ 1508.1(h)]

Another alternative besides the No Action Alternative was considered during the project evaluation. The project was initially considered market-rate (Market Rate Alternative). In May 2022, the project applied for Project Based Vouchers and re-strategized as a 100% affordable housing

project. Nevertheless, the Market Rate Alternative moved forward through the City process and, on November 5, 2020, was granted approval for a minor deviation from the standards of the Washington Specific Plan and Design Review approval. It was found categorically exempt from the California Environmental Quality Act (CEQA) pursuant to §15332 (Infill Development) of the CEQA Guidelines (See Figures 3 – 8). The environmental impacts of the Market Rate Alternative are the same as the proposed project at 100% affordable, as the project's design has not changed.

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

The No Action Alternative would not construct any residential development on the site and would keep the property vacant and blighted for the foreseeable future. Under this alternative, no affordable housing would be developed, and the City would continue to require affordable housing developments to meet the RHNA requirements. The selection of the No Action Alternative would not meet the stated Purpose and Need, which is to provide affordable housing.

**Summary of Findings and Conclusions:**

The 219 – 221 5<sup>th</sup> Street Multi-family Project involves the development of an 18-unit affordable multi-family residential project that allows the residents to live in a safe, supportive, and affordable environment. The project site will connect to the existing City of West Sacramento services, including water, sewer, and power. Additionally, the project has existing police and fire services, transportation infrastructure, and public transportation service.

The project intends to provide affordable multi-family housing for the City of West Sacramento and the surrounding area. The project would comply with the City of West Sacramento's Housing Element policies and Goals listed below:

**Goal HE-1 – ADEQUATE LAND FOR A BALANCED RANGE OF HOUSING (ENCOMPASSES GOVERNMENT CODE SECTIONS 65583(C)(1), (2), & (3))**

HE-P-1.1

The City will continue to promote the development of a broad mix of housing types by adopting affordable housing goals and providing incentives to achieve those goals citywide.

HE-P-1.3

While promoting the provision of housing for all economic segments of the community, the City will seek to ensure high quality in all new residential development.

HE-P-1.14

The City will continue to cooperate with nonprofit organizations, public agencies, and for-profit housing providers that seek to develop affordable housing in West Sacramento and achieve the City's Housing Element goals.

The project will provide 18 units and is considered 100 percent affordable, as the manager's unit is exempt.

Based on the above environmental analysis and findings, with the implementation of the mitigation measures described, the project will not result in a significant effect on the environment.

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

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

Law, Authority, or Factor	Mitigation Measure
<p><b>City of West Sacramento</b> – for inclusion of mitigation measures in City/County Building/Improvement Permits for project development and other construction authorizations.</p> <p><b>Planning/Building Departments</b> – Prior to Grading Permit issuance Planning and Building Departments will ensure that the measure has been completed.</p>	<p><b>MM BIO-1</b></p> <p>AMM3, Confine and Delineate Work Area. Where natural communities and covered species habitat are present, workers will confine land clearing to the minimum area necessary to facilitate construction activities. Workers will restrict movement of heavy equipment to and from the project site to established roadways to minimize natural community and covered species habitat disturbance. The project proponent will clearly identify boundaries of work areas using temporary fencing or equivalent and will identify areas designated as environmentally sensitive. All construction vehicles, other equipment, and personnel will avoid these designated areas.</p>
<p><b>City of West Sacramento</b> – for inclusion of mitigation measures in City/County Building/Improvement Permits for project development and other construction authorizations.</p> <p><b>Planning/Building Departments</b> – Prior to Grading Permit issuance Planning and Building Departments will ensure that the measure has been completed.</p>	<p><b>MM BIO-2</b></p> <p>AMM6, Conduct Worker Training. All construction personnel will participate in a worker environmental training program approved/authorized by the Conservancy and administered by a qualified biologist. The training will provide education regarding sensitive natural communities and covered species and their habitats, the need to avoid adverse effects, state and federal protection, and the legal implications of violating the FESA and NCCPA Permits. A pre-recorded video presentation by a qualified biologist shown to construction personnel may fulfill the training requirement.</p>
<p><b>City of West Sacramento</b> – for inclusion of mitigation measures in City/County Building/Improvement Permits for project development and other construction authorizations.</p> <p><b>Planning/Building Departments</b> – Prior to Grading Permit issuance Planning and Building Departments will ensure that the measure has been completed.</p>	<p><b>MM BIO-3</b></p> <p>AMM7, Control Nighttime Lighting of Project Construction Sites. Workers will direct all lights for nighttime lighting of project construction sites into the project construction area and minimize the lighting of natural habitat areas adjacent to the project construction area.</p>
<p><b>City of West Sacramento</b> – for inclusion of mitigation measures in City/County</p>	<p><b>MM BIO-4</b></p>

Law, Authority, or Factor	Mitigation Measure
<p>Building/Improvement Permits for project development and other construction authorizations.</p> <p><b>Planning/Building Departments</b> – Prior to Grading Permit issuance Planning and Building Departments will ensure that the measure has been completed.</p>	<p>AMM8, Avoid and Minimize Effects of Construction Staging Areas and Temporary Work Areas. Project proponents should locate construction staging and other temporary work areas for covered activities in areas that will ultimately be a part of the permanent project development footprint. If construction staging and other temporary work areas must be located outside of permanent project footprints, they will be located either in areas that do not support habitat for covered species or are easily restored to prior or improved ecological functions (e.g., grassland and agricultural land). Construction staging and other temporary work areas located outside of project footprints will be sited in areas that avoid adverse effects on the following:</p> <ul style="list-style-type: none"> <li>➤ Serpentine, valley oak woodland, alkali prairie, vernal pool complex, valley foothill riparian, and fresh emergent wetland land cover types.</li> <li>➤ Occupied western burrowing owl burrows. [Occupied for the purpose of AMM8 means at least one burrowing owl has been observed occupying the burrow within the last three years. Occupancy of a burrow may also be indicated by owl sign at the burrow entrance, including molted feathers, cast pellets, prey remains, eggshell fragments, or excrement at or near a burrow entrance or perch site]</li> <li>➤ Nest sites for covered bird species and all raptors, including noncovered raptors, during the breeding season.</li> </ul> <p>Project proponents will follow specific AMMs for sensitive natural communities (Section 4.3.3, Sensitive Natural Communities) and covered species (Section 4.3.4, Covered Species) in temporary staging and work areas. For establishment of temporary work areas outside of the project footprint, project proponents will conduct surveys to determine if any of the biological resources listed above are present.</p> <p>Within one year following removal of land cover, project proponents will restore temporary work and staging areas to a condition equal to or greater than the covered species habitat function of the affected habitat. Restoration of vegetation in temporary work and staging areas will use clean, native seed mixes approved by the Conservancy that are free of noxious plant species seeds.</p>



<b>Law, Authority, or Factor</b>	<b>Mitigation Measure</b>
<p><b>City of West Sacramento</b> – for inclusion of mitigation measures in City/County Building/Improvement Permits for project development and other construction authorizations.</p> <p><b>Planning/Building Departments</b> – Prior to Grading Permit issuance Planning and Building Departments will ensure that the measure has been completed.</p>	<p><b>MM CUL-1</b>  <b>Contractor Awareness Training</b></p> <p>The lead agency shall ensure that a Contractor Awareness Training Program is delivered to train equipment operators about cultural resources. The program shall be designed to inform construction personnel about: federal and state regulations pertaining to cultural resources and tribal cultural resources; the subsurface indicators of resources that shall require a work stoppage; procedures for notifying the lead agency of any occurrences; project-specific requirements and mitigation measures; and enforcement of penalties and repercussions for non-compliance with the program.</p> <p>The training shall be prepared by a qualified professional archaeologist and may be provided either through a brochure, video, or in-person tailgate meeting, as determined appropriate by the archaeologist. The training shall be provided to all construction supervisors, forepersons, and operators of ground-disturbing equipment. All personnel shall be required to sign a training roster. The construction manager is responsible for ensuring that all required personnel receive the training. The Construction Manager shall provide a copy of the signed training roster to the lead agency as proof of compliance.</p>
<p><b>City of West Sacramento</b> – for inclusion of mitigation measures in City/County Building/Improvement Permits for project development and other construction authorizations.</p> <p><b>Applicant</b> – During all Ground-Disturbing Activities the applicant will ensure that the required monitors are present.</p>	<p><b>MM CUL-2</b>  <b>Archaeological and Tribal Monitoring</b></p> <p>All initial ground-disturbing activities shall be monitored by a qualified professional archaeologist, and the opportunity extended to a culturally affiliated tribe to provide a tribal monitor. Ground disturbance and other construction activities have the potential to unearth buried intact archaeological deposits that contain materials that are not visible on the surface or previously unknown resources that are present within the APE. The exposure of significant cultural resources, such as a privy or trash pit, may damage or destroy the archaeological resources in a way that causes substantial adverse changes in the significance of the resource. Monitoring and unanticipated discovery procedures will also preserve data in a way that allows the resource to retain significance and eligibility for inclusion on the NRHP or CRHR, if applicable.</p> <p>The requirements for a monitor should be inclusive of all day and night construction activity that has the potential to result in ground disturbance. Ground-disturbing activity is defined herein as any activities that have the</p>

Law, Authority, or Factor	Mitigation Measure
	<p>potential to disturb soil beyond that which was reasonably visible to archaeologists during the pre-Project pedestrian survey. This includes initial vegetation removal, grading, and trenching (if such activity will bring soil to the surface), as well as excavation for below-ground utility installation or foundation work and any other below-ground activities. Monitoring is not necessary for back-filling of previously excavated areas or any above-ground Project activity that does not include ground disturbance. Monitoring should be documented daily with photographs and logs, and the results compiled in a report submitted by the qualified archaeological monitor at the conclusion of monitoring activities. Monitors shall be required to assist the lead agency and project proponent in implementing the following unanticipated discovery measures or functional equivalent procedures required by the lead agency.</p>
<p><b>City of West Sacramento</b> – for inclusion of mitigation measures in City/County Building/Improvement Permits for project development and other construction authorizations.</p> <p><b>Applicant</b> – During all Ground-Disturbing Activities, the applicant will ensure all contractors are aware of these procedures.</p>	<p><b>MM CUL-3</b> <b>Post-Review Discoveries</b></p> <p>If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior’s Professional Qualification Standards for pre-historic and historic archaeology, shall be retained to evaluate the significance of the find and shall have the authority to modify the no-work radius, as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:</p> <ul style="list-style-type: none"> <li>• If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately, and no agency notifications are required.</li> <li>• If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, the archaeologist shall immediately notify the lead agencies. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a), or a historic property under Section 106 NHPA, if applicable. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the resource either: 1) is not a Historical</li> </ul>

Law, Authority, or Factor	Mitigation Measure
	<p>Resource under CEQA or a Historic Property under Section 106; or 2) that the treatment measures have been completed to their satisfaction.</p> <ul style="list-style-type: none"> <li>• If the find represents a Native American or potentially Native American resource that does not include human remains, then he or she shall further notify Yocha Dehe Wintun Nation. The agencies shall consult with the tribes on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines. Preservation in place is the preferred treatment, if feasible. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the resource either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to their satisfaction.</li> <li>• If the find includes human remains, or remains that are potentially human, they shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the Yolo County Coroner (per Section 7050.5 of the Health and Safety Code). The provisions of Section 7050.5 of the California Health and Safety Code, Section 5097.98 of the California PRC, and AB 2641 will be implemented. If the coroner determines the remains are Native American and not the result of a crime scene, the coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (Section 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (Section 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Section 5097.98 of the PRC). This will also include either recording the resource with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or</li> </ul>

Law, Authority, or Factor	Mitigation Measure
	easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.

Identify below the main points of analysis in the Environmental Assessment. The summary should include any potential impacts of the proposed project, both beneficial and potentially adverse. The summary must also discuss any changes to the proposal necessary to avoid significant impacts.

**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:** *Diane Jenkins* **Date:** August 9, 2023

**Name/Title/Organization:** Diane Jenkins, Planning Manager, McKenna Lanier, Group, Inc.

**Certifying Officer Signature:** *David W. Tilley* **Date:** August 9, 2023

**Name/Title:** David Tilley, Principal Planner, Community Development Department

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).






# 219 - 221 5th Street NEPA EA PBVs

Final Audit Report

2023-08-09

Created:	2023-08-09
By:	Diane Jenkins (diane@mckennalanier.com)
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