

ENVIRONMENTAL REVIEW RECORDS (ERRs)

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ERR #1. Clear Zones (CZ) and Accident Potential Zones (APZ)

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Clear Zones (CZ) and Accident Potential Zones (APZ)

Checklist for HUD or Responsible Entity

| General requirements | Legislation | Regulation |
|---|---|---|
| Promote compatible land uses around civil airports and military airfields | Section 2 of the Housing Act of 1949 as amended, 42 U.S.C 1331, affirmed by Section 2 of the Housing and Urban Development Act of 1969, P.L. No 90-448; Section 7(d) of the Dept HUD Act of 1965, 42 U.S.C. 3535 (d). | 24 CFR Part 51 Subpart D 32 CFR Part 256 |

1. Does the project include new construction, major rehabilitation, or any other activity which significantly prolongs the physical or economic life of existing facilities?

No: STOP here. The project is not subject to the regulations. Record a description of your project and your determination.

Yes: PROCEED to #2

2. Is the Project located within 3000 feet of a civil airport or within 15,000 feet of a military airfield?

The regulations only apply to military and civil primary and commercial service airports. The Federal Aviation Administration updates the list of applicable airports annually:
http://www.faa.gov/airports_airtraffic/airports/planning_capacity/passenger_allcargo_stats/passenger

No: STOP here. The project is not within a Clear Zone (also known as Runway Protection Zone) or Accident Potential Zone. Maintain a list of airports considered and the distance from your project to the covered airport. Record your determination.

Yes: PROCEED to #3

3. Is the Project in the Clear Zone or Accident Potential Zone?

Contact the airport operator and obtain written documentation of the Clear Zone (also known as Runway Protection Zone) and for military airfields, the Accident Potential Zone, and a determination of whether your project is in the APZ or CZ.

No: STOP here. Maintain the written documentation from the airport operator. Identify the location of your project in relation to the clear zone. Record your determination that the project is not in a CZ or APZ.

Yes Project is in an Accident Potential Zone: PROCEED TO #4

Yes Project is in a Clear Zone: PROCEED TO #5

4. For Accident Potential Zones at Military Airfields, does the project change the use of a facility so that it becomes one which is no longer acceptable in accordance with Department of Defense standards (Please see 32 CFR Part 256 for *Land Use Compatibility Guidelines for Accident Potential Zones*), significantly increase the density or number of people at the site, or introduces explosive, flammable or toxic materials to the area?

No: STOP here. Record your determination that the project fits under the DoD Land Use Compatibility Guidelines. Include any correspondence with the Military Airfield.

Yes: **The project cannot be assisted with HUD funds. STOP HERE.**

5. For Airport Clear Zones, will the project frequently be used or occupied by people?

Yes: **The project cannot be assisted with HUD funds. STOP HERE.**

No: Obtain written assurance from the airport operator to the effect that there are no plans to purchase the land involved with the project as a portion of a Runway Clear Zone or Clear Zone acquisition program. Maintain copies of all of the documents you have used to make your determination

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Ruler

Line Path Polygon Circle 3D path 3D poly

Measure the distance between multiple points on the ground

Length: 6,902.76 Feet

Show Elevation Profile

Mouse Navigation Save Clear

Auburn Municipal Airport

ERR #2A. Floodplain Management

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Floodplain Management

Checklist for HUD or Responsible Entity

| General requirements | Legislation | Regulation |
|--|------------------------------------|----------------|
| Avoid the adverse impacts associated with the occupancy and modification of floodplains. Avoid floodplain development whenever there are practicable alternatives. | Executive Order 11988, May 24 1977 | 24 CFR Part 55 |

1. Is the Project located in a floodway or a 100 or 500-year flood plain?

For projects in areas mapped by FEMA, maintain the FEMA map panel that includes your project site. Make sure to include the map panel number and date. If FEMA information is unavailable or insufficiently detailed, other Federal, state, tribal or local data may be used as 'best available information.' However, a base flood elevation from an interim or preliminary or non-FEMA source cannot be used if it is lower than the current FIRM and FIS. Include documentation, including a discussion of why this is the best available information for the site.

- No: STOP here. The Floodplain Management regulations do not apply. Record your determination that the project is not in a floodplain or floodway.
- Yes—Floodway. **STOP. The National Flood Insurance Program prohibits federal financial assistance for use in a floodway.** The only exception is for functionally dependent uses, such as a marina, a port facility, a waterfront park, a bridge or a dam. If your project is a functionally dependent use in a floodway, proceed to #3
- Yes—500-year flood plain (Zone B or X on FEMA maps or best information). **PROCEED to #2**
- Yes—100 Year flood plain (Zone A or V on FEMA maps or best information). **PROCEED to #3**
- Yes—Flood prone area. **PROCEED to #3**

2. For projects in the 500-year flood plain: Does your project involve a critical action, defined as an activity for which even a slight chance of flooding would be too great because it might result in loss of life, injury or property damage? Specific examples include:

- Structures or facilities that produce, use or store highly volatile, flammable, explosive, toxic or water-reactive materials.
- Structures or facilities that provide essential and irreplaceable records or utility or emergency services that may become lost or inoperative during flood and storm events (e.g., data storage centers, generating plants, principal utility lines, emergency operations centers including fire and police stations, and roadways providing sole egress from flood-prone areas).
- Structures or facilities that are likely to contain occupants who may not be sufficiently mobile to avoid loss of life or injury during flood or storm events, e.g. persons who reside in hospitals, nursing homes, convalescent homes, intermediate care facilities, board and care facilities, and retirement service centers. Housing for independent living for the elderly is not considered a critical action.

- No: STOP here. The project can proceed without further analysis. Record your determination and attach flood plain map and documentation that project does not involve a critical action.
- Yes: PROCEED to #3

3. Does your project meet one of the categories of proposed action for which Part 55 does not apply?

(Below are several common exemptions—please see 24 CFR 55.12(c) for additional categories of proposed action)

- The approval of financial assistance for restoring and preserving the natural and beneficial functions and values of floodplains and wetlands but only other certain further conditions (see 24 CFR 55(c)(3)).

- A minor amendment to a previously approved action with no additional adverse impact on or from a floodplain.
- Approval of a project site, an incidental portion of which is situated in an adjacent floodplain, but only with certain further conditions (see 24 CFR 55.12(c)(6)).
- A project on any site in a floodplain for which FEMA has issued a final Letter of Map Amendment or Letter of Map Revision that removed the property from a FEMA-designated floodplain location.
- A project on any site in a floodplain for which FEMA has issued a conditional LOMA or LOMR if the approval is subject to the requirements and conditions of the conditional LOMA or LOMR.
- Special Projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and persons with disabilities.

Yes: Stop here. Record your determination that the project is exempt from floodplain management regulations per 24 CFR 55.12(c). Maintain copies of all of the documents you have used to make your determination. Please note that you may still have to maintain flood insurance on the project per the Flood Disaster Protection Act.

No: Proceed to #4.

4. Does your project meet one of the categories of proposed action for which the 8-step decision making process does not apply? (Below are several common exemptions—please see 24 CFR 55.12(b) for additional categories of proposed action)

- Financial assistance for the purchasing, mortgaging or refinancing of existing one-to-four family properties under certain conditions (24 CFR 55(b)(1))
- Financial assistance for minor repairs or improvements on one-to-four-family properties that do not meet the thresholds for ‘substantial improvement’¹
- Disposition of individual HUD-acquired one-to-four-family properties.
- HUD guarantees under the Loan Guarantee Recovery Fund Program under certain conditions (see 24 CFR 55.12(b)(4).
- Leasing an existing structure in the floodplain but only under certain conditions (see 24 CFR 55.12(b)(5))

Yes: Stop here. Record your determination that the project is exempt from the 8-step process as per 24 CFR 55.12(b). Maintain copies of all of the documents you have used to make your determination. Please note that you may still have to maintain flood insurance on the project per the Flood Disaster Protection Act. Please also note that notification of floodplain hazard requirements at 24 CFR 55.21 may apply.

No: Proceed to #5.

5. Does your project meet one of the categories of proposed action for which a limited 8-step process applies? (please see 24 CFR 55.12(a) for more details)

- Disposition of acquired multifamily housing projects or acquired one-to-four family properties where communities are in good standing in the NFIP program.
- HUD’s actions under the National Housing Act for purchase or refinance of existing multifamily housing projects, hospitals, nursing homes, assisted living facilities, board and care facilities, and intermediate care facilities, in communities that are in good standing under the NFIP.
- Actions under any HUD program involving the repair, rehabilitation, modernization, weatherization, or improvement of existing multifamily housing projects, nursing homes, assisted living facilities, board and care facilities, intermediate car facilities and one-to-four family properties in communities in the Regular Program of the NFIP and in good standing, units are not increased more than 20 percent, the action does not involve a conversion from nonresidential to residential land use, the action does not meet the thresholds for ‘substantial improvement’¹ and the footprint of the structure and paved areas is not significantly increased.
- Actions under any HUD program involving the repair, rehabilitation, modernization, weatherization, or improvement of existing nonresidential buildings and structures in communities in the Regular Program of the NFIP and in good standing, the action does not meet the thresholds for ‘substantial improvement’¹ and the footprint of the structure is not significantly increased.

Yes: Complete the 5-step decision-making process for floodplains. You do not have to publish the notices in steps 2 or 7 or do an analysis of alternatives in Step 3. Analyze potential direct and indirect impacts (step 4); design or modify to minimize potential impacts (step 5); reevaluate the proposed action to determine if action is still practicable (step 6).

- If still practicable, document your analysis in the file and move forward.
- If not still practicable, either reject or modify project.

No: Proceed to #6.

6. Are there practicable alternatives to locating your project in the floodplain?

HUD strongly discourages use of funds for projects that do not meet an exemption in Part 55.12. Reject the Project Site or Request a Letter of Map Amendment or Revision (LOMA/R) from FEMA. If you decide to consider the project you must determine if there are alternatives by completing the 8-step decision-making process described in 24 CFR Section 55.20. Please note that requesting a LOMA/R or completing the 8 step process take time and resources. The 8-step decision-making process requires two public notice and comment periods.

You must also maintain flood insurance on the project per the Flood Disaster Protection Act.

Yes: Reject or modify project.

No: Document your analysis, including floodplain notices, in your Environmental Review Record. You must notify any private party participating in a financial transaction for the property of the hazards of the floodplain location before the execution of documents completing the transaction. (24 CFR Section 55.21)

DISCLAIMER: This document is intended as a tool to help HUD Region X grantees and HUD staff complete environmental requirements. This document is subject to change. This is not a policy statement, and the Floodplain Executive Order and Regulations take precedence over any information found in this document.

¹ Substantial Improvement means any repair, reconstruction, modernization or improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure either before the improvement or repair started or if the structure has been damaged before the damage occurred OR any repair reconstruction etc. that results in an increase of more than 20% of dwelling units or peak number of customers and employees (24 CFR 55.2(b)(8))



Placer County
060239

AREA OF MINIMAL FLOOD HAZARD

Zone X
eff. 11/2/2018

POWERED BY

Esri, USDA Farm Service Agency



- PIN**
- Approximate location based on user input and does not represent an authoritative property location
- MAP PANELS**
- Selected FloodMap Boundary
 - Digital Data Available
 - No Digital Data Available
 - Unmapped
- OTHER AREAS**
- NO SCREEN** Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D

- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE)
Zone A, V, A99
 - With BFE or Depth
 - Regulatory Floodway Zone AE, AO, AH, VE, AR

- OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
 - Area with Flood Risk due to Levee Zone D

- OTHER FEATURES**
- 20.2** Cross Sections with 1% Annual Chance
 - 17.9** Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
- GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall

ERR #2B. Protection of Wetlands

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Protection of Wetlands

Checklist for HUD or Responsible Entity

| General requirements | Legislation | Regulation |
|---|------------------------------------|----------------|
| Avoid the adverse impacts associated with the destruction and modification of wetlands and to avoid direct or indirect support of new construction in wetlands wherever there is a practicable alternative. | Executive Order 11990, May 24 1977 | 24 CFR Part 55 |

1. Does the project include new construction, rehabilitation that expands the footprint of the building, or ground disturbance?

- No: STOP here. The Protection of Wetlands executive order does not apply. Record your determination that the project is not in a wetland.
- Yes: Proceed to #2

2. Is there a wetland on your project site?

Use both national and local resources to make this determination. A good first step is to check the National Wetlands Inventory's digital wetlands mapper tool: <http://www.fws.gov/wetlands/Data/Mapper.html> If site conditions or other documents indicate there may be a wetland, next check with city, county or tribal experts for local wetlands inventories. If none exist, the presence of hydric soils can indicate a wetland. If you suspect a wetland due to soil type or site conditions, you should commission a professional site survey to delineate the wetland and its boundaries.

HUD defines a wetland as those areas that are inundated with surface or ground water with a frequency sufficient to support and under normal circumstances does or would support a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds. The definition includes wetlands separated from their natural supply of water and constructed wetlands. **Please note that the US Army Corps of Engineers has a more restrictive definition of wetlands. A determination by the US Army Corps that there is no jurisdictional wetland on site is not sufficient documentation for HUD's purposes.**

Maintain, in your ERR, all documents you have collected to make your wetlands determination.

- No: STOP here. The Protection of Wetlands executive order does not apply. Record your determination that the project is not in a wetland.
- Yes: Proceed to #3.

3. Does your project involve new construction in the wetland? New construction includes draining, dredging, channelizing, filling, diking, impounding, and related activities.

- No: STOP here. The Protection of Wetlands executive order does not apply. Record your determination that the project does not involve new construction in a wetland.
- Yes: Proceed to #4.

4. Does your project meet one of the categories of proposed action for which the 8-step decision making process does not apply? (Below are several exemptions that apply to wetlands—please see 24 CFR 55.12(b) and 55.12(c) for additional categories of proposed action)

- The approval of financial assistance for restoring and preserving the natural and beneficial functions and values of floodplains and wetlands, including through acquisition of such floodplain and wetland property if:
 - The property is cleared of all existing structures and related improvements;

- The property is dedicated for permanent use for flood control, wetland protection, park land, or open space; and
- A permanent covenant or comparable restriction is placed on the property's continued use to preserve the floodplain or wetland from future development.
- A minor amendment to a previously approved action with no additional adverse impact on or from a floodplain or wetland.
- Project site with an incidental portion situated in an adjacent floodplain, including the floodway or Coastal High Hazard Area, or wetland, but only if:
 - The proposed construction and landscaping activities (except for minor grubbing, clearing of debris, pruning, sodding, seeding, or other similar activities) do not occupy or modify the 100-year floodplain (or the 500-year floodplain for critical actions) or the wetland;
 - Appropriate provision is made for site drainage that would not have an adverse effect on the wetland; and
 - A permanent covenant or comparable restriction is placed on the property's continued use to preserve the floodplain or wetland.
- Special Projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and persons with disabilities.

Yes: Stop here. Record your determination that the project is exempt from floodplain management regulations per 24 CFR 55.12. Maintain copies of all of the documents you have used to make your determination.

No: Proceed to step 5.

5. Does your project meet one of the categories of proposed action for which a limited 8-step process applies? (Below are categories that apply to wetlands, please see 24 CFR 55.12(a) for additional categories of proposed action)

- Actions under any HUD program involving the repair, rehabilitation, modernization, weatherization, or improvement of existing multifamily housing projects, nursing homes, assisted living facilities, board and care facilities, intermediate care facilities and one-to-four family properties in communities in the Regular Program of the NFIP and in good standing, units are not increased more than 20 percent, the action does not involve a conversion from nonresidential to residential land use, the action does not meet the thresholds for 'substantial improvement'¹ and the footprint of the structure and paved areas is not significantly increased.
- Actions under any HUD program involving the repair, rehabilitation, modernization, weatherization, or improvement of existing nonresidential buildings and structures in communities in the Regular Program of the NFIP and in good standing, the action does not meet the thresholds for 'substantial improvement'¹ and the footprint of the structure is not significantly increased.

Yes: Complete the 5-step decision-making process for wetlands. You do not have to publish the notices in steps 2 or 7 or do an analysis of alternatives in Step 3. Analyze potential direct and indirect impacts (step 4); design or modify to minimize potential impacts (step 5); reevaluate the proposed action to determine if action is still practicable (step 6).

- If still practicable, document your analysis in the file and move forward.
- If not still practicable, either reject or modify project.

No: Proceed to #6.

6. Are there practicable alternatives to impacting a wetland?

HUD strongly discourages use of funds for projects that do not meet an exemption in Part 55.12. Reject the Project Site or amend project so there is no destruction or modification of the wetland. If you decide to consider the project you must determine if there are alternatives by completing the 8-step decision-making process described in 24 CFR Section 55.20. The 8-step decision-making process requires two public notice and comment periods. Appropriate and practicable compensatory mitigation is recommended for unavoidable adverse impacts to more than one acre of wetland. The use of compensatory mitigation may not substitute for the requirement to avoid and minimize impacts to the maximum extent practicable. For further details about compensatory mitigation please see 24 CFR 55.20(e)(2) and 55.2(b)(2).

A completed Individual Section 404 permit can cover steps 1-5 in the 8-step process if the project is not in the 100 year flood plain (or 500 year floodplain for critical actions) and all wetlands adversely affected by the action are covered by the permit. (24 CFR 55.28)

Yes: Reject or modify project.

No: Document your analysis, including wetlands notices, in your Environmental Review Record.

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¹ Substantial Improvement means any repair, reconstruction, modernization or improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure either before the improvement or repair started or if the structure has been damaged before the damage occurred OR any repair reconstruction etc. that results in an increase of more than 20% of dwelling units or peak number of customers and employees (24 CFR 55.2(b)(8))

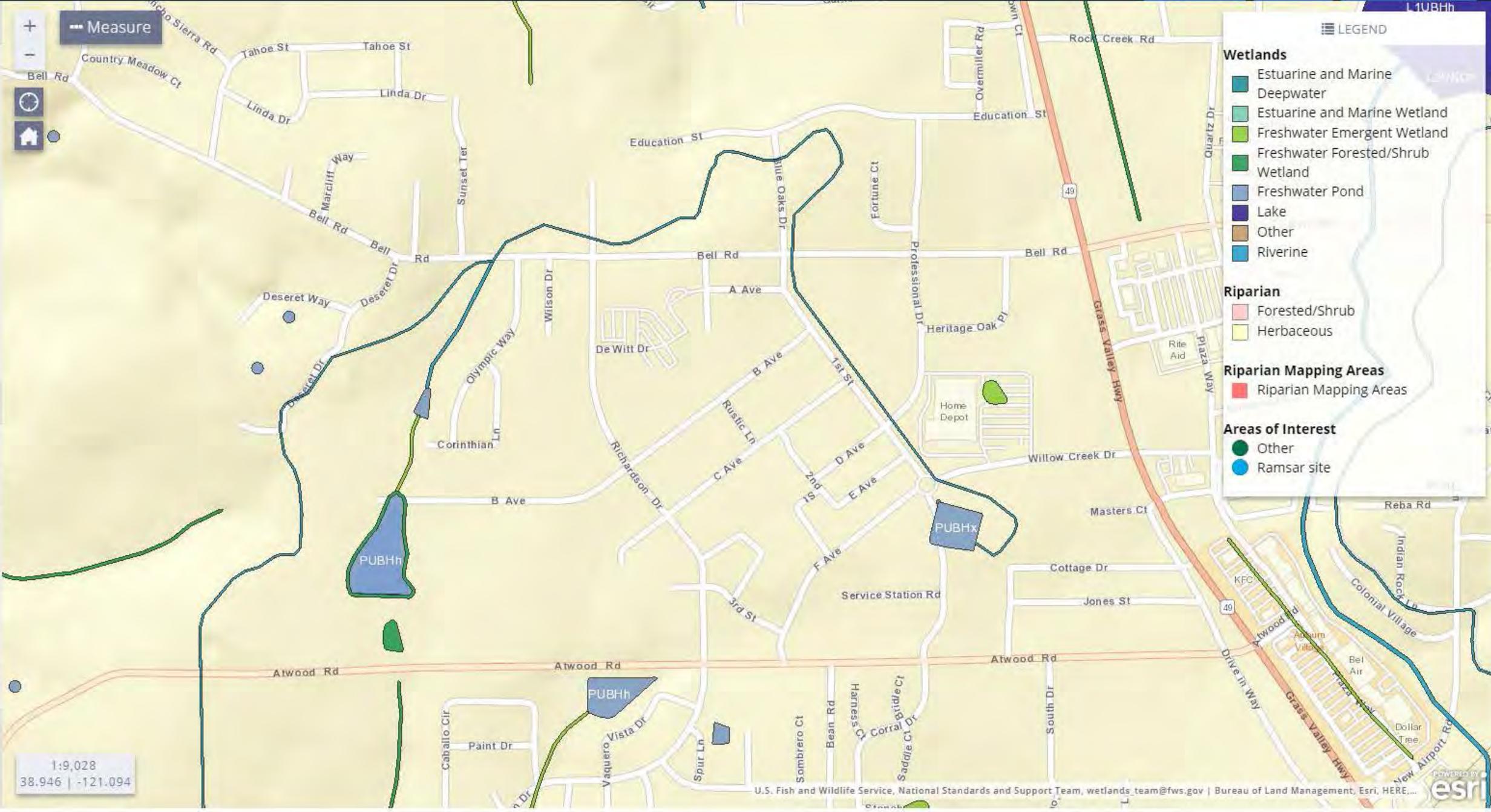


BASEMAPS >

- STREETS
- SATELLITE
- HYBRID
- TOPO
- TERRAIN
- GRAY
- OPEN STREET MAP
- NATGEO
- USGS TOPO
- NAT'L MAP

MAP LAYERS >

- Wetlands 1 2
- Riparian 1 2
- Riparian Mapping Areas 1 2
- Data Source 1 2
- Source Type
- Image Scale
- Image Year
- Areas of Interest 2
- FWS Managed Lands 1 2
- Historic Wetland Data 1 2



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38.946 | -121.094



Early Notice and Public Review of a Proposed Activity in a Wetland

To: All interested Agencies, Groups, and Individuals

This is to give notice that Placer County, Health and Human Services Department (County) under Part 58 has determined that the following proposed action under the HUD Housing Choice Voucher Program/Community Development Block Grant Program is located in a wetland, and the County will be identifying and evaluating practicable alternatives to locating the action in the wetland and the potential impacts on the wetland from the proposed action, as required by Executive Order 11990, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands.

The Mercy North Auburn at Placer County Government Center (PCGC) project is located along 1st Street, between Bell Road and the northeastern end of B Avenue in Placer County. The proposed project would construct a new 79-unit multifamily residential facility on an approximately 3-acre vacant site, as well as realign 1st Street. The project would result in the unavoidable discharge of dredged or fill material into potentially regulated wetlands, including a seasonal wetland (SW-01, 0.02 acre). Construction of the Project would also impact 230.67 linear feet (lf) of ephemeral drainage (ED-01, 161.82 lf and ED-02, 68.85 lf) and a detention basin (DB-01, 0.07 acre). The affected detention basin is not anticipated to be jurisdictional.

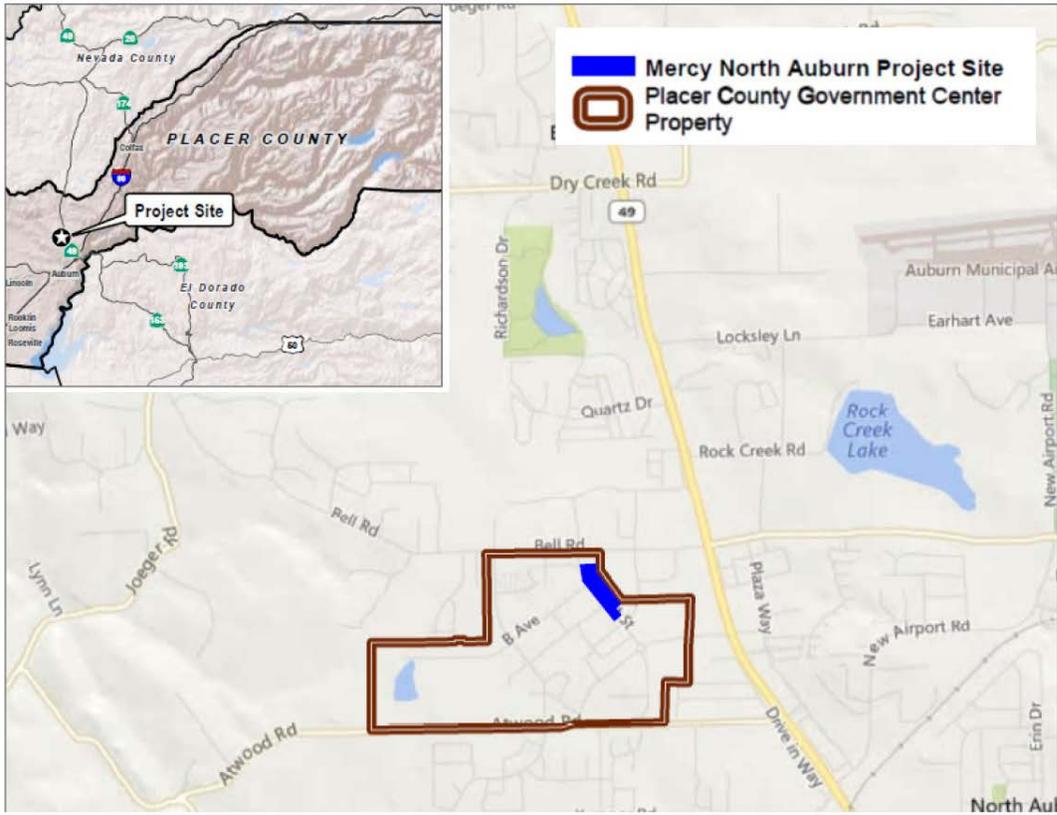
- ED-01 feeds into SW-01 and appears to collect water during storm events and convey it off site. The ED-01 is largely un-vegetated except at its termination where there is a sparse herbaceous layer. At the time of a field survey, the ED-01 was completely dry.
- ED-02 feeds into SW-01 and similar to ED-01, appears to collect water during storm events and convey it off site. The ED-01 is un-vegetated except at its termination where there is a sparse herbaceous layer. At the time of the field survey, the ED-02 was completely dry.
- SW-01 is a seasonal wetland and is fed by water runoff from ED-01 and ED-02.

There are three primary purposes for this notice. First, people who may be affected by activities in potential wetlands and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites that do not affect a wetland, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about wetlands can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in wetlands, it must inform those who may be put at greater or continued risk.

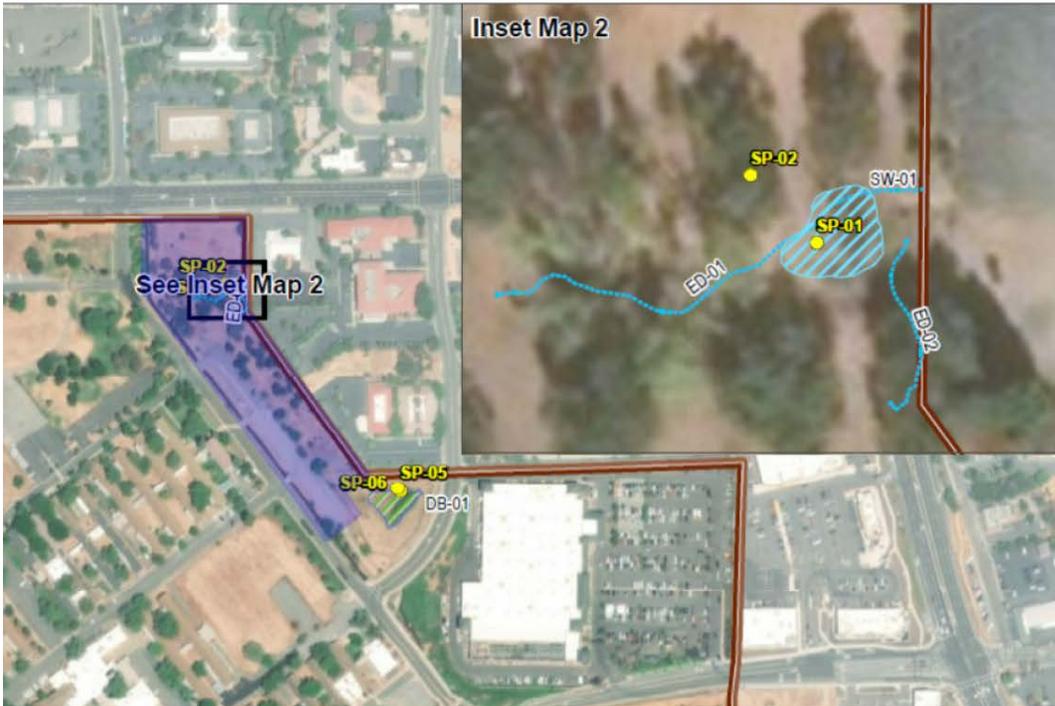
Written comments must be received by the County at the following address on or before May 3, 2019: Placer County, Community Development Resource Agency, Environmental Coordination Services Division, 3091 County Center Drive, Auburn, CA 95603. Comments may also be submitted via email at cdraecs@placer.ca.gov

A full description of the project may be reviewed at the Community Development Resource Agency, 3091 County Center Drive, Auburn, CA. Potential wetlands were described in Appendix C of the PCGC Master Plan Update EIR which is available online at: <https://www.placer.ca.gov/DocumentCenter/View/33849/Appendix-C-Biological-Resources>.

Project Site and Vicinity



Potentially Jurisdictional Features



Source: Placer County Government Center Master Plan Update Preliminary Jurisdictional Delineation, November 2018.

COMBINED PUBLIC NOTICE

NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS AND FINAL NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A WETLAND

Placer County

May 18, 2019

Placer County
Health and Human Services Department
3091 County Center Drive; Suite 290
Auburn, CA 95603

Phone #: (530) 745-3077

This Notice shall satisfy the above-cited three separate but related procedural notification requirements for activities to be undertaken by Placer County.

REQUEST FOR RELEASE OF FUNDS

On or about June 2, 2019, Placer County will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of HUD Housing Choice Voucher Program/Community Development Block Grant Program funds, to undertake a project to construct multifamily residential facility known as the Mercy North Auburn at Placer County Government Center (PCGC) project (proposed project).

Mercy Housing California proposes to develop the proposed project located along 1st Street, between Bell Road and the northeastern end of B Avenue in Placer County. The proposed project would be located on portions of two parcels (assessor parcel number [APN]: 051-120-010 and 051-120-065). The proposed project would construct a new 79-unit multifamily residential facility on approximately 3 acres, as well as realign 1st Street to better accommodate additional traffic generated by the new residential development. The proposed project would serve as the northeast entrance and future gateway to the mixed-use district envisioned in the PCGC Master Plan Update.

The 79 units would include one-, two-, and three-bedroom homes with green space and parking. There would be twenty-one 625 square foot (sq. ft.) one-bedroom units, thirty-three 850 sq. ft. two bedroom units, eighteen 1,113 sq. ft. three bedroom flats (three-story), and seven 1,257 sq. ft. three bedroom townhomes. Twenty (20) of the homes would be set aside for homeless/special needs households that would qualify for services and be eligible under the state No Place Like Home (NPLH) Program. Resident services would include educational opportunities and after-school programs, access to health and wellness resources, community and civic involvement (i.e. voter registration and education, leadership coaching, volunteer opportunities), and financial education and planning.

A community building, approximately 2,500 sq. ft. would be placed at the north entry along with a covered, community "front porch" leading out to an additional green space. The community building would include a

multipurpose community room for use by staff, residents and neighborhood groups, as well as access to high speed internet, recreational and exercise equipment. The building would also have shared tools and bicycle repair area, an outdoor wash station for bikes and other large household items, outdoor play equipment for children, and approximately 40 bicycle parking spaces.

Adverse impacts from the completed project are not anticipated. The proposed project would help to provide multifamily housing in Placer County. The proposed project would comply with several mitigation measures, primarily related to construction activities (e.g., hazardous materials, biological resources, and cultural resources), including noise control, utilities (water/wastewater), and traffic. Application for permits shall be required prior to the start of construction.

The total project cost is estimated to be \$37,720,000.

FINAL NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A WETLAND

This is to give notice that the Placer County, Health and Human Services Department under Part 58 has conducted an evaluation as required by Executive Order 11990, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The activity is funded under the HUD Housing Choice Voucher Program/Community Development Block Grant Program. The proposed project is located along 1st Street, between Bell Road and the northeastern end of B Avenue in Placer County. A qualified wetland biologist has conducted site visits to verify the presence of and characteristic of wetlands onsite.

The proposed project would construct a new 79-unit multifamily residential facility on an approximately 3-acre vacant site, as well as realign 1st Street. The project would result in the unavoidable discharge of dredged or fill material into potentially regulated wetlands and non-wetland waters, including: a seasonal wetland (SW-01, 0.02 acre); and 230.67 linear feet (lf) of ephemeral drainage (ED-01, 161.82 lf and ED-02, 68.85 lf). A detention basin (DB-01, 0.07 acre) on site would also be filled. The affected portion of the detention basin is not anticipated to be jurisdictional.

Placer County has considered the following alternatives and mitigation measures to be taken to minimize the adverse impacts and to restore and preserve natural and beneficial values. Potential alternatives considered, have included:

- 1) Undertake the project as proposed,
- 2) Consider an alternative site in project vicinity, and
- 3) Pursue a "No Action" alternative.

Furthermore, the proposed project includes measures to minimize potential wetland impacts (refer to Mitigation Measures 7a, 7f, 7g, and 7h, summarized below and also in the PCGC EIR):

- Environmental awareness program training to avoid wetlands and waters on the project site, including use of a handout of sensitive biological resources occurring or potentially occurring on the site that includes biologist contact information.
- Prior to grading permits or approval of improvement plans, compliance with California Department of Fish and Wildlife Lake and Streambed Alteration Program.
- Prior to grading permits or approval of improvement plans, acquisition of Clean Water Act Section 404 permit (Sacramento District Army Corps of Engineers) and Section 401 Water Quality

Certification (Central Valley Regional Water Quality Control Board), which may include compensation for the loss of jurisdictional wetlands or waters of the U.S. This may be achieved through onsite restoration/creation, offsite creation, compensatory mitigation, or a combination thereof. Final mitigation ratios, design, and implementation shall comply with the terms and conditions of the 404 permit or 401 certification.

- Installation of (silt) fencing in vicinity of seasonal wetland or detention basin to minimize the potential for sediment to enter the wetland.

Reasons Why the Proposed Action Must be Located Within the Wetland and Alternatives are Insufficient:

- a) The proposed project site is currently vacant and ideally situated for multifamily residential development in an area convenient to transit, commercial development, and support services. No alternative site in the vicinity offers the same combination of amenities.
- b) Due to the cost of real estate and built-out nature in the vicinity, there are limited options available (in terms of site size, location [amenities], and environmental constraints) for implementing the action outside of the wetland.
- c) The relative impact to potential wetlands at the site is minor and the affected potential wetlands are connected (ED-01 and ED-02 drain to SW-01).
- d) The “No Action” alternative would involve no development of the proposed project parcels, and no additional housing would be constructed to contribute towards Placer County meeting its State and Federal affordable housing obligations.

Placer County has reevaluated the alternatives to building in the wetland and has determined that it has no practicable alternative. Environmental files that document compliance with steps 3 through 6 of Executive Order 11990, are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.

There are three primary purposes for this notice. First, people who may be affected by activities in wetlands and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about wetlands can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in wetlands, it must inform those who may be put at greater or continued risk.

Written comments must be received by Placer County at the following address on or before June 2nd, 2019: Placer County, Community Development Resources Agency, Environmental Coordination Services Division, 3091 County Center Drive, Auburn, CA 95603 and cdraecs@placer.ca.gov. A full description of the project may be reviewed at the Community Development Resources Agency, 3091 County Center Drive, Auburn, CA. Potential wetland were described in Appendix C of the PCGC Master Plan Update EIR which is available online at: <https://www.placer.ca.gov/DocumentCenter/View/33849/Appendix-C-Biological-Resources>.

FINDING OF NO SIGNIFICANT IMPACT

Placer County has determined that the project would have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969

(NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the Community Development Resources Agency, 3091 County Center Drive, Auburn, CA 95603 and may be examined or copied weekdays, 9 A.M. to 5 P.M. or online at:

<https://www.placer.ca.gov/2814/Placer-County-Government-Center-Master-P>.

PUBLIC COMMENTS ON FONSI, NOIRROF, and/or Activity in a Wetland:

Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to Placer County at the Community Development Resources Agency, 3091 County Center Drive, Auburn, CA 95603 or cdraeces@placer.ca.gov. All comments received by June 2nd, 2019, or fifteen (15) days from the actual date of publication, will be considered by Placer County prior to authorizing submission of a request for release of funds. Commenters should specify which part of this Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

Placer County certifies to HUD that Leigh Chavez in her capacity as Environmental Coordinator, consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Placer County Housing Authority to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and Placer County's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the name of Placer County; (b) Placer County has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD at U.S. Department of Housing and Urban Development, Office of Community Planning and Development, One Sansome Street, Suite 1200, San Francisco, CA 94104. Potential objectors should contact HUD to verify the actual last day of the objection period.

Leigh Chavez, Environmental Coordinator

ERR #3. Clean Air Act Compliance

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Clean Air Act Compliance

Checklist for HUD or Responsible Entity

| General requirements | Legislation | Regulation |
|---|---|---------------------------|
| EPA requires federal actions to conform to State or Federal Action Plans for air quality. | Clean Air Act (42 U.S.C. 7401 et seq.) as amended | 40 CFR Parts 6, 51 and 93 |

1. Does your project require an environmental assessment level review for new construction or major rehabilitation of existing structures?

- No: STOP here. The Clean Air Act conformity requirements do not apply. Record your determination.
- Yes: PROCEED to #2

2. Is the project located in a designated non-attainment area for criteria air pollutants?

Maintain, in your ERR, either a map or list of non-attainment areas in your region. You can find information on non-attainment areas by state at this website:
<http://epa.gov/oar/oaqps/greenbk/ancl.html>

- No: STOP here. The Clean Air Act conformity requirements do not apply. Record your determination.
- Yes: PROCEED to #3

3. Does your project exceed de minimis impact criteria?

Determine if your project will result in emissions (both direct and indirect) that exceed the de minimis thresholds established for each criteria pollutant at 40 CFR Part 93.153 (see attached). In general, HUD projects will not exceed this threshold. However, you should work with your local air quality authority to determine whether your project may have an impact on air quality. For PM-10 and PM 2.5 non-attainment areas, please make special note of any local dust control regulations that might apply during construction. Please see attached document for air authority contacts.

- No: STOP here. The project does not impact air quality. Record your determination on the Statutory Worksheet and attach documentation.
- Yes: PROCEED to #4

4. Does your project conform with the State or Federal Action Plan for air quality?

Work with your local or state air quality authority to determine if your project conforms with your State Action plan. If you cannot reach this determination, please contact your HUD environmental officers for further guidance.

DISCLAIMER: This document is intended as a tool to help Region X grantees and HUD staff complete HUD environmental requirements. This document is subject to change. This is not a policy statement, and the Clean Air Act Legislation and Regulations take precedence over any information found in this document.

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ERR #4. Toxic Chemicals and Radioactive Materials

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Toxic Chemicals and Radioactive Materials

24 CFR Part 58

| General requirements | Legislation | Regulation |
|--|--|----------------|
| All property proposed for use in HUD programs must be free of hazardous materials, contamination, toxic chemicals and gasses and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended utilization of the property. | Comprehensive Environmental Response, Compensation, and Liability Act of 1980 as amended by Superfund Amendments and Reauthorization Act | 24 CFR 58.5(i) |

You are required to consider all hazards that could affect the health and safety of occupants and use current techniques by qualified professionals to undertake investigations determined necessary. This checklist tool is intended as guidance only and does not cover all possible hazards. This document is subject to change. Legislation and Regulations take precedence over any information found in this document.

1. Is the project for acquisition, new construction or rehabilitation of a one-to-four family residential property?

Yes: PROCEED to #3 to determine the likelihood of hazardous conditions existing nearby or on the property which could affect the health and safety of proposed occupants.

No: PROCEED to #2

2. Is the project for multifamily housing with 5 or more dwelling units (including leasing), or non-residential property?

No: PROCEED to #3

Yes: The environmental review **must** include the evaluation of previous uses of the site or other evidence of contamination on or near the site, to assure that the occupants of proposed sites are not adversely affected by hazardous materials, contamination, toxic chemicals and gases, and radioactive substances. **For acquisition and new construction projects, HUD strongly advises that the review include an ASTM Phase 1 assessment or equivalent analysis, including an update if the assessment is over 180 days old, in order to meet real estate transaction standards of due diligence.** If you do obtain a Phase I review, it is suggested that you include consideration of the regulations at 24 CFR Part 58.5(i) as an additional purpose in the subsection on “purpose” in the Phase I. Your review should cover the information in the questions below (if you have a Phase I it will already cover the information below). **PROCEED to #3.**

3. Is the answer Yes to any of the following questions?

- **Is the property or surrounding neighborhood listed on an EPA Superfund National Priorities, the CERCLA List, or equivalent State list?**

An internet site that may be helpful is www.epa.gov/superfund/sites/npl.

No Yes

- **Is the property located near a toxic or solid-waste landfill site?**

An internet site that may be helpful is <http://www.epa.gov/emefdata/em4ef.home>. Maps, site inspections and documentation from the local planning department may also be useful in making your determination.

No Yes

- **Are there any underground storage tanks (not including residential fuel tanks) on or near the property?**

For projects in Washington State, visit: www.ecy.wa.gov/programs/tcp/ust-lust/tanks.html.

For projects in Oregon, visit: <http://www.deq.state.or.us/lq/tanks/index.htm>

For projects in Idaho, visit <https://www.deq.idaho.gov/waste-mgmt-remediation/storage-tanks/leaking-underground-storage-tanks.aspx>

For projects in Alaska, visit: <http://www.dec.state.ak.us/spar/ipp/tanks.htm>

Consider past uses of the property when making your determination.

No Yes

- **Is the property known or suspected to be contaminated by toxic chemicals or radioactive materials?**

No Yes

HUD's "Choosing an Environmentally 'Safe' Site" provides guidance in considering potential environmental issues: <https://www.onecpd.info/resource/83/choosing-an-environmentally-safe-site/> In considering the site the guidance suggests that you:

- Make a visual inspection of the site for signs of distressed vegetation, vents or fill pipes, storage/oil tanks or questionable containers, pits, ponds or lagoons, stained soil or pavement, pungent, foul or noxious odors, dumped material or soil, mounds of dirt, rubble, fill etc.
- Research the past uses of the site and obtain a disclosure of past uses from the owner. Certain past and present uses such as the following signal concerns of possible contamination and require a more detailed review: gasoline stations, vehicle repair shops, car dealerships, garages, depots, warehouses, commercial printing facilities, industrial or commercial warehouses, dry cleaners, photo developing laboratories, hospitals, junkyard or landfills, waste treatment, storage disposal, processing or recycling facilities, agricultural/farming operations (including hog and poultry operations) and tanneries.
- Identify adjoining properties in the surrounding area for evidence of any facilities as described above.
- Research Federal, State and local records about possible toxins and hazards at the site.

Yes to any of the above questions: PROCEED to #4

No to all questions: The toxic chemicals and radioactive materials review is complete, unless there are other hazards that could affect the health and safety of occupants. Record your determination on the Statutory Worksheet and maintain appropriate documentation in the ERR.

4. Could nearby toxic, hazardous or radioactive substances affect the health and safety of project occupants or conflict with the intended utilization of the property?

Gather all pertinent information concerning any on-site and nearby toxic hazards. Consider, at a minimum, each of the areas identified in Question 3. Consider if your ASTM Phase 1 or equivalent analysis identifies any Recognized Environmental Conditions (RECs) or conditions that could impact the health or safety of the occupants. If appropriate and/or required, obtain independent professional reviews of the site (e.g., an ASTM Phase 2 or equivalent analysis). Contact appropriate Federal, State and Local resources for assistance in assessing exposure to health hazards.

Yes: PROCEED to #5.

No: The toxic chemicals and radioactive materials review is complete, unless there are other hazards that could affect the health and safety of occupants. Record your determination that there are no hazards that could affect the safety of occupants or impact the intended use of the project and maintain appropriate documentation in the ERR.

5. Can the adverse environmental condition be mitigated?

Yes: Mitigate according to the requirements of the appropriate Federal, State or local oversight agency. Record your determination that there are no hazards that could affect the safety of occupants or impact the intended use of the project and maintain appropriate documentation in the ERR. HUD assistance should be conditioned on completion of appropriate mitigation. Deny HUD assistance if, after mitigation, the property is still determined to be unsafe or unhealthy. For more details please refer to HUD's "Choosing an Environmentally 'Safe' Site."

No: Do not provide HUD assistance for the project at this site.

DISCLAIMER: This document is intended as a tool to help Region X HUD grantees and HUD staff complete environmental requirements. This document is subject to change. This is not a policy statement. Legislation and Regulations take precedence over any information found in this document.

ERR #5. Endangered Species Act (CEST and EA)

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Endangered Species Act (CEST and EA)

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

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

No, the project will have No Effect due to the nature of the activities involved in the project.
 → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

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

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

Yes, the activities involved in the project have the potential to affect species and/or habitats. → *Continue to Question 2.*

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

Obtain a list of protected species from the Services. This information is available on the [FWS Website](#) or you may contact your [local FWS](#) and/or [NMFS](#) offices directly.

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

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination. Documentation*

may include letters from the Services, species lists from the Services' websites, surveys or other documents and analysis showing that there are no species in the action area.

- Yes, there are federally listed species or designated critical habitats present in the action area. → *Continue to Question 3.*

3. What effects, if any, will your project have on federally listed species or designated critical habitat?

- No Effect: Based on the specifics of both the project and any federally listed species in the action area, you have determined that the project will have absolutely no effect on listed species or critical habitat.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination. Documentation should include a species list and explanation of your conclusion, and may require maps, photographs, and surveys as appropriate.*

- May Affect, Not Likely to Adversely Affect: Any effects that the project may have on federally listed species or critical habitats would be beneficial, discountable, or insignificant.

→ *Continue to Question 4, Informal Consultation.*

- Likely to Adversely Affect: The project may have negative effects on one or more listed species or critical habitat.

→ *Continue to Question 5, Formal Consultation.*

4. Informal Consultation is required

Section 7 of ESA (16 USC. 1536) mandates consultation to resolve potential impacts to endangered and threatened species and critical habitats. If a HUD-assisted project may affect any federally listed endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

Did the Service(s) concur with the finding that the project is Not Likely to Adversely Affect?

- Yes, the Service(s) concurred with the finding.

→ *Based on the response, the review is in compliance with this section. Continue to Question 6 and provide the following:*

- (1) A biological evaluation or equivalent document*
- (2) Concurrence(s) from FWS and/or NMFS*
- (3) Any other documentation of informal consultation*

Exception: If finding was made based on procedures provided by a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office, provide whatever documentation is mandated by that agreement.

No, the Service(s) did not concur with the finding. → Continue to Question 5.

5. Formal consultation is required

Section 7 of ESA (16 USC 1536) mandates consultation to resolve potential impacts to federally listed endangered and threatened species and critical habitats. If a HUD assisted project may affect any endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

→ Once consultation is complete, the review is in compliance with this section. Continue to Question 6 and provide the following:

- (1) A biological assessment, evaluation, or equivalent document
- (2) Biological opinion(s) issued by FWS and/or NMFS
- (3) Any other documentation of formal consultation

6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the proposed measures that will be implemented to mitigate for the impact or effect, including the timeline for implementation.

Mitigation as follows will be implemented:

No mitigation is necessary.

Explain why mitigation will not be made here:

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Are formal compliance steps or mitigation required?

Yes

No

ERR #6. Historic Preservation (CEST and EA)

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Historic Preservation (CEST and EA)

| General requirements | Legislation | Regulation |
|---|--|--|
| Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects | Section 106 of the National Historic Preservation Act (16 U.S.C. 470f) | 36 CFR 800 "Protection of Historic Properties" |
| References | | |
| https://www.hudexchange.info/environmental-review/historic-preservation | | |

Threshold

Is Section 106 review required for your project?

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

Either provide the PA itself or a link to it here. Mark the applicable exemptions or include the text here:

N/A

→ Continue to the Worksheet Summary.

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

Either provide the memo itself or a link to it here. Explain and justify the other determination here:

N/A

→ Continue to the Worksheet Summary.

- Yes, because the project includes activities with potential to cause effects (direct or indirect). → Continue to Step 1.

The Section 106 Process

After determining the need to do a Section 106 review, initiate consultation with regulatory and other interested parties, identify and evaluate historic properties, assess effects of the project on properties listed on or eligible for the National Register of Historic Places, and resolve any adverse effects through project design modifications or mitigation.

Note that consultation continues through all phases of the review.

- Step 1: Initiate consultation
- Step 2: Identify and evaluate historic properties
- Step 3: Assess effects of the project on historic properties
- Step 4: Resolve any adverse effects

Step 1 - Initiate Consultation

The following parties are entitled to participate in Section 106 reviews: Advisory Council on Historic Preservation; State Historic Preservation Officers (SHPOs); federally recognized Indian tribes/Tribal Historic Preservation Officers (THPOs); Native Hawaiian Organizations (NHOs); local governments; and project grantees. The general public and individuals and organizations with a demonstrated interest in a project may participate as consulting parties at the discretion of the RE or HUD official. Participation varies with the nature and scope of a project. Refer to HUD's website for guidance on consultation, including the required timeframes for response. Consultation should begin early to enable full consideration of preservation options.

Use the [When To Consult With Tribes checklist](#) within [Notice CPD-12-006: Process for Tribal Consultation](#) to determine if you should invite tribes to consult on a particular project. Use the [Tribal Directory Assessment Tool \(TDAT\)](#) to identify tribes that may have an interest in the area where the project is located. Note that consultants may not initiate consultation with Tribes.

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

- State Historic Preservation Officer (SHPO)
- Advisory Council on Historic Preservation
- Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native
- Hawaiian Organizations (NHOs)

List all tribes that were consulted here and their status of consultation:

Tsi Akim Maidu
Washoe Tribe of Nevada and California
Colfax-Todds Valley Consolidated Tribe
Shingle Springs Band of Miwok Indians
United Auburn Indian Community

Two tribes (United Auburn Indian Community and Colfax-Todds Valley Consolidated Tribe) expressed interest in the project.

United Auburn Indian Community verified that any concerns were resolved to the tribe's satisfaction via the CEQA/AB52 consultation process (M. McAdams, April 2, 2019).

Colfax Todds Valley Consolidated Tribe (Pam Cubbler – Tribal Preservation Officer) and the County closed Section 106 consultation on May 6, 2019 with an agreement that the County would provide notification to Colfax Todds Valley Tribe pursuant to and

consistent with the Placer County Government Center EIR cultural resources mitigation measures at the same time notice is provided to the United Auburn Indian Community.

Other Consulting Parties

List all consulting parties that were consulted here and their status of consultation:

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

The County sent a letter to the Native American Heritage Commission on February 2, 2019 requesting a tribe contact list and a search of the Sacred Lands File (SLF). Tribe inquiry letters were sent on March 4, 2019 to the list of tribes noted above.

Provide all correspondence, notices, and notes (including comments and objections received) and continue to Step 2.

Step 2 - Identify and Evaluate Historic Properties

Define the Area of Potential Effect (APE), either by entering the address(es) or providing a map depicting the APE. Attach an additional page if necessary.

The APE Map was provided to the State Historic Preservation Office (SHPO) as part of consultation.

Gather information about known historic properties in the APE. Historic buildings, districts and archeological sites may have been identified in local, state, and national surveys and registers, local historic districts, municipal plans, town and county histories, and local history websites. If not already listed on the National Register of Historic Places, identified properties are then evaluated to see if they are eligible for the National Register.

Refer to HUD's website for guidance on identifying and evaluating historic properties.

In the space below, list historic properties identified and evaluated in the APE.

Every historic property that may be affected by the project should be listed. For each historic property or district, include the National Register status, whether the SHPO has concurred with the finding, and whether information on the site is sensitive. Attach an additional page if necessary.

The Ophir Canal and DeWitt Hospital Historic District were considered.

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

Was a survey of historic buildings and/or archeological sites done as part of the project?

If the APE contains previously unsurveyed buildings or structures over 50 years old, or there is a likely presence of previously unsurveyed archeological sites, a survey may be necessary. For

Archeological surveys, refer to HP Fact Sheet #6, [Guidance on Archeological Investigations in HUD Projects](#).

Yes → *Provide survey(s) and report(s) and continue to Step 3.*

Additional notes:

See Appendices.

No → *Continue to Step 3.*

Step 3 - Assess Effects of the Project on Historic Properties

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

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

No Historic Properties Affected

Document reason for finding:

No historic properties present. → *Provide concurrence(s) or objection(s) and continue to the Worksheet Summary.*

Historic properties present, but project will have no effect upon them. → *Provide concurrence(s) or objection(s) and continue to the Worksheet Summary.*

If consulting parties concur or fail to respond to user's request for concurrence, project is in compliance with this section. No further review is required. If consulting parties object, refer to ([36 CFR 800.4\(d\)\(1\)](#)) and consult further to try to resolve objection(s).

No Adverse Effect

Document reason for finding:

SHPO Concurred with County findings of No Adverse Effect.

Does the No Adverse Effect finding contain conditions?

Yes

Check all that apply: (check all that apply)

Avoidance

Modification of project

Other

Describe conditions here:

N/A

→ *Monitor satisfactory implementation of conditions. Provide concurrence(s) or objection(s) and continue to the Worksheet Summary.*

- No → *Provide concurrence(s) or objection(s) and continue to the Worksheet Summary.*

Concurrence Letter(s) from April and May 2019 provided as Appendices.

If consulting parties concur or fail to respond to user's request for concurrence, project is in compliance with this section. No further review is required. If consulting parties object, refer to ([36 CFR 800.5\(c\)\(2\)](#)) and consult further to try to resolve objection(s).

- Adverse Effect

Document reason for finding:

Copy and paste applicable Criteria into text box with summary and justification.

Criteria of Adverse Effect: [36 CFR 800.5](#)

N/A

Notify the Advisory Council on Historic Preservation of the Adverse Effect and provide the documentation outlined in [36 CFR 800.11\(e\)](#). The Council has 15 days to decide whether to enter the consultation (Not required for projects covered by a Programmatic Agreement).

→ *Continue to Step 4.*

Step 4 - Resolve Adverse Effects

Work with consulting parties to try to avoid, minimize or mitigate adverse effects. Refer to HUD guidance and [36 CFR 800.6 and 800.7](#).

Were the Adverse Effects resolved?

- Yes

Describe the resolution of Adverse Effects, including consultation efforts and participation by the Advisory Council on Historic Preservation:

N/A

For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

N/A

→ *Provide signed Memorandum of Agreement (MOA) or Standard Mitigation Measures Agreement (SMMA). Continue to the Worksheet Summary.*

No

The project must be cancelled unless the “Head of Agency” approves it. Either provide approval from the “Head of Agency” or cancel the project at this location.

Describe the failure to resolve Adverse Effects, including consultation efforts and participation by the Advisory Council on Historic Preservation and “Head of the Agency”:

N/A

Explain in detail the exact conditions or measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

N/A

→ *Provide correspondence, comments, documentation of decision, and “Head of Agency” approval. Continue to the Worksheet Summary.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

N/A

Are formal compliance steps or mitigation required?

Yes

No

ERR #7. Noise Abatement and Control

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Noise Abatement and Control

Checklist for HUD or Responsible Entity

| General requirements | Legislation | Regulation |
|--|---|---|
| Encourage land use patterns for housing and other noise sensitive urban needs that will provide a suitable separation between them and major noise sources | Noise Control Act of 1972 The Quiet Communities Act of 1978 as amended OMB Circular 75-2, “Comparable Land Uses at Federal Airfields” | 24 CFR Part 51 Subpart B Noise Guidebook |

1. Is the project for new construction, purchase or resale of existing, modernization, or rehabilitation of noise sensitive use (i.e., housing, mobile home parks, nursing homes, hospitals, and other non-housing uses where quiet is integral to the project’s function, e.g., libraries)?

No: STOP here. The project is not subject to the noise standards. Maintain documentation on the nature of the project. Record your determination that the project is not subject to the noise standards in your Environmental Review Record (ERR).

Yes: PROCEED to #2

2. Is the project located within 1,000 feet of a busy road or highway, 3,000 feet of a railroad, or 15 miles of a civil airport or military airfield? Are there any other potential noise sources in the project vicinity that could produce a noise level above HUD’s acceptable range, including but not limited to concert halls, night clubs, event facilities, etc.... ?

No: STOP here. Maintain a map identifying distances from roads, railroads and airports and your project. Record your determination. You do not need to calculate a specific noise level.

Yes: PROCEED to #3

3. Determine the actions to take based on the project and HUD Acceptability Standards.

Is the activity for:

Construction of new noise sensitive use. **Calculate noise using HUD standards or online tool:** <https://www.hudexchange.info/environmental-review/dnl-calculator> **PROCEED to 3.a**

Purchase or resale of existing buildings (existing buildings are either more than 1 year old or buildings for which this is the second or subsequent purchaser). Noise calculation is not required. HUD or RE determines need based on their evaluation of project. Proceed to 3.b

Modernization. Noise calculation is not required. HUD or RE determines need based on their evaluation of project. Proceed to 3.c

Major or substantial rehabilitation (**use the definition contained in the specific program guidelines**).

Calculate noise using HUD standards or online tool:

<https://www.hudexchange.info/environmental-review/dnl-calculator> **Proceed to 3.d**

| HUD General Acceptability Standards | |
|-------------------------------------|---|
| <i>HUD determination</i> | <i>Day night average sound level in decibels (dB)</i> |
| Acceptable | Not exceeding 65 dB |
| Normally Unacceptable | Above 65 dB but not exceeding 75dB |
| Unacceptable | Above 75 dB + |

Noise Abatement and Control

Checklist for HUD or Responsible Entity

New Construction

Is the Day-Night average sound level:

- Above 75 dB. **Construction of new noise sensitive uses is generally prohibited**, an EIS is required prior to the approval. The Assistant Secretary or Certifying Officer may waive the EIS requirement in cases where noise is the only environmental issue and no outdoor sensitive activity will take place on the site. (Under § Part 50 approval is required of the Assistant Secretary for CPD, under § Part 58 the Certifying Officer must provide approval). The project must be mitigated to acceptable standards. Document the ERR with the noise calculation, EIS, EIS waiver if approved, mitigation requirements and when complete, evidence of mitigation..
- Above 65 dB but not exceeding 75 dB. **Construction of new noise sensitive uses is discouraged** – all new projects require special environmental reviews and may require special approvals prior to construction (except when the threshold has been shifted to 70 dB as described below). Information is provided at 51.104 (b)(1). Document ERR include the noise calculation, special review and approval. Document mitigation requirements and when complete, evidence of mitigation.
- Not exceeding 65 dB. (this threshold may be shifted to 70 dB on a case-by-case basis when 6 specific conditions are satisfied as described at Section 51.105(a)). Noise levels are acceptable. Document the noise calculation in the ERR.

b. Purchase or Resale of Existing Building

Is the Day-Night average sound level above an acceptable level (based on noise calculation or your analysis of the site using maps or a site visit)?

- Yes. Consider environmental noise as a marketability factor when considering the amount of insurance or assistance that will be provided to the project? Noise exposure by itself will not result in the denial of HUD support for the resale and purchase of otherwise acceptable existing buildings. Record your determination in the ERR.
- No. Record your determination in the ERR

c. Modernization

Is the Day-Night average sound level above an acceptable level (based on noise calculation or your analysis of the site using maps or a site visit)?

- Yes. Encourage noise attenuation features in alterations. Record your determination in the ERR. Identify how you are encouraging noise attenuation
- No. Record your determination in the ERR

d. Major or Substantial Rehabilitation

Is the Day-Night average sound level:

- Above 75 dB. HUD or the RE shall actively seek to have project sponsors incorporate noise attenuation features, given the extent and nature of the rehabilitation being undertaken and the level of exterior noise exposure and will strongly encourage conversion of the noise exposed sites to land uses compatible with the high noise levels. Document the ERR include the noise calculation and efforts taken to encourage noise attenuation .
- Above 65 dB but not exceeding 75 dB. HUD or the RE shall actively seek to have project sponsors incorporate noise attenuation features, given the extent and nature of the rehabilitation being undertaken and the level of exterior noise exposure Document ERR include the noise calculation and efforts taken to encourage noise attenuation.
- Not exceeding 65 dB. (this threshold may be shifted to 70 dB on a case-by-case basis when 6 specific conditions are satisfied as described at Section 51.105(a)). Noise levels are acceptable. Document the ERR with the noise calculation.

DISCLAIMER: This document is intended as a tool to help Region X HUD grantees and HUD staff complete environmental requirements. This document is subject to change. This is not a policy statement, refer to the 24CFR Part 51 Subpart B and the Noise Guidebook for specific guidance.

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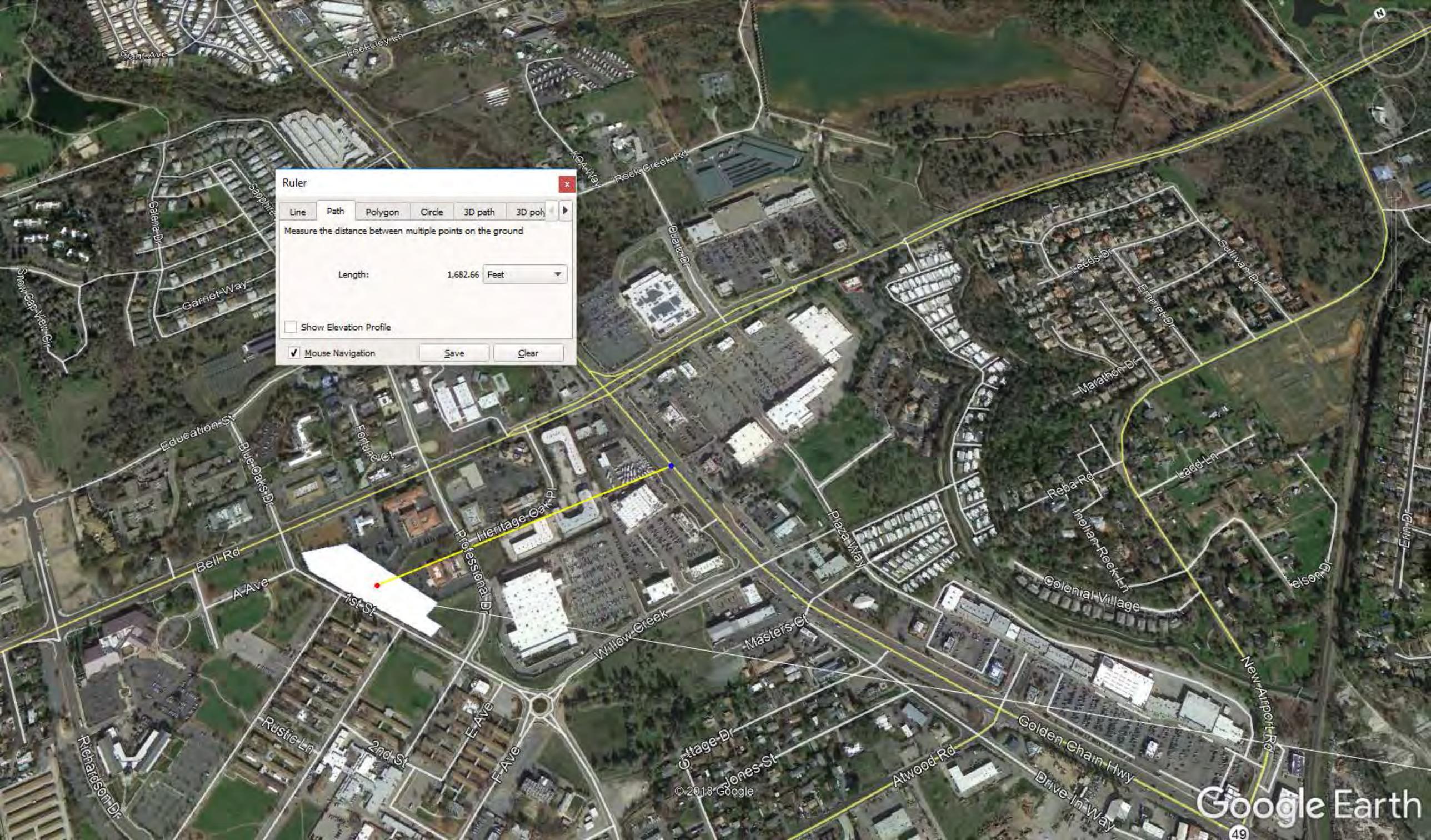
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Show Elevation Profile

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ERR #8. Wild and Scenic Rivers

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Wild and Scenic Rivers

Checklist for HUD or Responsible Entity

| General requirements | Legislation | Regulation |
|---|--|----------------------------------|
| Establishes a method for providing Federal protection for certain free-flowing and scenic rivers designated as components or potential components of the National Wild and Scenic Rivers System from the effects of construction. | The Wild and Scenic Rivers Act (Pub L. 90-542 as amended: 16 U.S.C. 1271-1287) | 24 CFR 58.5(f) 24 CFR 50.4(f) |

1. Is your project within proximity of a Wild and Scenic River?

You must consider **Designated Wild and Scenic Rivers** (<http://www.rivers.gov/map.php>); **Study Wild and Scenic Rivers** (<http://www.rivers.gov/study.php>) and rivers on the **Nationwide Rivers Inventory** (<http://www.nps.gov/ncrc/programs/rtca/nri/>)

- No: STOP here. Project is in compliance with this section. Attach documentation used to make your determination, such as a map identifying the project site and its surrounding area or a list of rivers in your region.
- Yes: the project is in proximity of a Designation Wild and Scenic River or Study Wild and Scenic River. PROCEED to #2
- Yes: the project is in proximity of Nationwide Rivers Inventory (NRI) river. PROCEED to #3

2. Is your project a Water Resources project?

A Water Resources Project is a federally assisted project that could affect the free-flowing condition of a Wild and Scenic River. Examples include dams, water diversion projects, bridges, roadway construction, boat ramps, and activities that require a Section 404 permit from the Army Corps of Engineers. New construction that could increase storm water runoff should also be considered.

- No: STOP here. Project is in compliance with this section. Please attach all necessary supporting documentation.
- Yes: PROCEED to #3.

3. Could the project do any of the following:

- **Have a direct and adverse effect within Wild and Scenic River Boundaries**
- **Invade the area or unreasonably diminish the river outside the Wild and Scenic River Boundaries?**
- **Have an adverse effect on the natural, cultural, and/or recreational values of a NRI segment?**

For designated and study wild and scenic rivers, consult with the appropriate federal/state/local/tribal Managing Agency, pursuant to Section 7 of the Act, to determine if the proposed project may have an adverse effect. For NRI rivers, consult with the National Park Service pursuant to Section 5 of the Act to determine if your project will have an adverse effect.

- No: STOP here. Project is in compliance with this section. Please attach all necessary supporting documentation.
- Yes: PROCEED to #4

4. Can you mitigate the impact to the river?

- Yes. Attach mitigation plan. Require mitigation as part of grant agreement and other contracts. Monitor project to ensure mitigation followed-through.
- No. Cancel project at this location.

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ERR #9. Environmental Justice

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Environmental Justice

Checklist for HUD or Responsible Entity

| General requirements | Legislation | Regulation |
|---|--|------------------------------------|
| Address disproportionately high and adverse human health or environmental effects on minority and low-income populations. | Executive Order 12898, February 11, 2004 | 24 CFR 50.4(l) and 24 CFR 58.5(j). |

1. Is there an adverse environmental impact caused by the proposed action, or is the proposed action subject to an adverse environmental impact?

This question is designed to determine how the Environmental Justice analysis is reflected in the environmental review as a whole. Your consideration of the other environmental laws and authorities is your supporting documentation for this question. If any other environmental law or authority required mitigation (i.e., 8-step process for locating in a flood plain, waiver of noise requirements), then there is an adverse environmental impact.

- No: STOP here. The project does not pose an Environmental Justice concern.
 Yes: PROCEED to #2

2. Will the project have a disproportionate impact on low-income or minority populations?

The following steps will help you make this determination:

- 1) Describe the project.
- 2) Consider historic uses of the site, past land uses and patterns (such as lending discrimination and exclusionary zoning).
- 3) Determine the demographic profile of the people using the project and/or living and working in the vicinity of the project. EPA's environmental justice geographic assessment tool provides helpful demographic information: <http://epamap14.epa.gov/ejmap/entry.html>
- 4) Describe the adverse environmental impact you identified in your environmental review. Identify adjacent land uses, paying particular attention to toxic sites, dumps, incinerators, hazardous materials (e.g. asbestos), and other issues with the potential to have adverse human health effects. (This may already have been considered in your review of toxic and hazardous substances.)
- 5) Consider how the adverse environmental impact and any potentially harmful adjacent land uses would impact the people using and/or surrounding the project.
- 6) Consider whether market-rate development exists in the area. If not, would this project succeed as a market-rate project at the proposed site?

- No: STOP here. Maintain documentation concerning your determination of no disproportionate impact.
 Yes: Consult with HUD environmental staff to develop a mitigation plan. An Environmental Justice mitigation plan must include public outreach, participation and community involvement. The project can not move forward until the EJ issue is mitigated to the satisfaction of HUD or the Responsible Entity and the impacted community.

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