

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 2nd, 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>.

Potentially Jurisdictional Features



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

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

Project Site and Vicinity

