



U.S. Department of Housing and Urban
Development

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

Project Information

Project Name: El Dorado Haven Project

Responsible Entity: El Dorado County

Grant Recipient (if different than Responsible Entity):

State/Local Identifier: The project is located next to 6500 Pleasant Valley Road, El Dorado County, California (APN: 033-1301-017).

Preparer: Mercy Housing California

Certifying Officer Name and Title: Bret E Sampson, Planning Manager

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable): NCE, Contact: Gail M. Ervin, PhD

Direct Comments to:

Mia Gutierrez, Assistant Project Manager
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Project Location:

The project is approximately 4.7 acres and is located next to 6500 Pleasant Valley Road, El Dorado County, California (APN: 033-1301-017).

The project in USGS Quadrangle is Placerville. See Figures 1 and 2 at the end of this document.

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

The proposed project would construct a total of 65 units composed of 20 one-bedroom, 27 two-bedroom, and 18 three-bedroom units. One two-bedroom unit would be reserved for the onsite manager. All units would include full bathrooms and kitchens with water conservation hardware, all energy-star rated appliances, ceiling fans, dishwasher and wood cabinetry. Temperature controls in each unit are independently controlled, highly efficient heating and cooling for maximum comfort for tenants and energy efficiency.

The project would be constructed a garden-style apartments in five two and three-story buildings. The project would be constructed on a mix of raised and slab foundations. The raised foundations help minimize the need for soil import on the moderately sloped site. In addition, the buildings would be clad with colorful cementitious fiber siding and use various eco-friendly materials and color changes to bring the scale to a size that residents connect to a sense of home. The exterior design and color were designed to match the look and feel of the existing neighborhood.

Indoor amenities would include a commonly connected 2,200 square foot community space with staff offices, community space (conference room, multipurpose room, kitchen), and laundry facilities. In addition, Mercy Housing would provide a Resident Services Coordinator to coordinate adult education and basic skills class, health and wellness classes, and coordinate other activities to help residents feel a connection to their neighbors and community. Outdoor amenities would include an outdoor patio and open green and recreational spaces. The project would construct 136 parking spaces (45 covered) for tenants and their visitors.

The project would construct offsite improvements due to the project's location being in a rural area with aging public infrastructure. The Conditions of Approval for this project include public sewer, water, and drainage facilities connections requiring selective replacement and upgrades of the existing offsite improvements to serve this project. All public infrastructure improvements would be reviewed and approved by El Dorado County prior to construction. The improvements are located immediately adjacent to the proposed project, are not considered Public Contributions, are the developer's responsibility per the Conditions of Approval, and therefore included as eligible basis. The project would have an approximate depth of excavation of 4 feet with up to 7 feet for the construction of the sewer system.

Construction is expected to start in November 2024 and would take approximately 14-16 months to complete. Construction staging would be placed onsite.

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

Affordable housing is described as the greatest challenge facing California and has been exacerbated by the pandemic and high inflation. Based on the 2021-2029 El Dorado County Housing, the County is responsible for ensuring adequate housing opportunities for all income groups and has committed to provide a total of 4,994 units of housing (2,831 higher income units and 2,163 lower income units).

The purpose of the project is to provide affordable and permanent supportive housing to low-income individuals and families in the County. The recommended actions for the development are consistent with County policies to prioritize affordable housing and maximize the use of all appropriate state, federal, local, and private funding for the development of housing affordable for extremely low-, very low-, and low-income households, while maintaining economic competitiveness in the region. The project would serve families and individuals with incomes less than 20% to 50% AMI. Additionally, the proposed project will provide special needs services to 15 families receiving PBVASH, Mainstream or Housing Choice vouchers. Services will be provided to tenants at no charge and will be provided through El Dorado County’s Health and Human Services Agency.

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

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

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

The project site is approximately 4.7 acres and is located easterly of the intersection of Pleasant Valley Road and Rest Lane. The site is currently vacant and undeveloped, except a paved driveway serving the residential/medical facility (Snowline Hospice) that traverses the northern portion of the property. The site contains low-lying grasses, shrubs and mature trees on the far northerly portion of the site. The site is surrounded by a hospice facility to the east and residential to the north, west and south.

The area has good regional linkage via Golden Chain Highway 49 (Pleasant Valley Road), and El Dorado Transit public transportation provides access to major medical centers and other shopping in the vicinity. The #30 Bus Line is approximately 0.25 miles from the proposed project site.

Housing costs around California have hit a high and have continued to increase in price. Similar to home values, rental costs have also increased significantly. As of 2024, the average month asking rent in Diamond Springs according to Zillow was \$2,250. This rent amount is not affordable to an extremely low-, very low-, and low-income household. Based on income groups, extremely low-income households could afford monthly rents of \$655 or a home price up to approximately \$163,536. A very low-income household with an annual income of \$43,150 could afford a monthly rent of \$1,079 or a purchase price of approximately \$269,335. A low income four-person household with an annual income of \$69,050 could afford a monthly rent of \$1,726, or a purchase price of \$430,998 (El Dorado County 2020). Since 2020, prices have risen about 20% overall according to an analysis by the California Legislative Analyst’s Office based on the consumer price index (California Legislative Analyst’s Office 2024). The impact of high housing costs disproportionately affects extremely low-, very low-, and low-income households.

Funding Information

Grant Number	HUD Program	Funding Amount
	Project Based Vouchers	\$5,437,440 (Over 20-year contract)
	VASH	\$1,852,800 (Over 20-year contract)

Estimated Total HUD Funded Amount:

The estimated funding is \$364,512 annually for a total of \$7,290,240 over the 20-year contract.

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

Total Development Costs: \$43,902,870

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

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project is located approximately 5.2 miles away from the closest civilian airport (Placerville Airport) and is not within the overflight zone. The project is not within a Runway Potential Zone/ Clear Zone (RPZ/CZ) or Accident Potential Zone (APZ). Exhibit 2-A
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project is located 138 miles inland and is not within a coastal zone. California does not contain protected coastal barrier resources. Exhibit 2-B
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is located within Zone X Area of minimal flood hazard, per FEMA panel 06017C0775E effective 9/26/2008. No flood insurance is required. Exhibit 2-C
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	The El Dorado County Air Pollution Control District regulates emissions in two primary air basins. This project is located in the Sacramento regional air basin, where ozone and particulate pollution are problems

		<p>across a number of adjacent counties, including Yolo, Solano, Sacramento, Butte, etc. The Lake Tahoe basin part of El Dorado County is considered a separate air basin and usually does not receive air from the Sacramento area. The Sacramento air basin part of El Dorado County does not attain the federal air pollution standards for the 2008 8-hour ozone standard and is designated “severe-15”. The area is also non-attainment for the 24-hour PM2.5 standard, and attainment status is designated “moderate. The area is also designated non-attainment for California state ozone and PM2.5 standards. See attached sheet for more information.</p> <p>CalEEMod v2022.1 is a model developed for evaluating air quality impacts from new developments. It is used by all air districts in California and provides estimates of both construction and operation emissions. Emissions from this project were modeled with CalEEMod and a summary output is provided in Exhibit 2-D.</p> <p>Diamond Springs is part of the El Dorado County Air Pollution Control District. The air district regulates stationary sources and, while it does not have direct permitting authority, it recommends emission control strategies for construction projects. The air district has adopted so-called “Thresholds of Significance” for three classes of air pollution: Reactive Organic Gases (ROG), Oxides of Nitrogen (NOx), and Respirable Particulate 10 microns or smaller (PM10). The first two compounds react in the presence of sunlight to create ozone, commonly called ‘smog’. PM10 is harmful to breath and can damage agricultural production. The air districts thresholds of significance can be considered de minimis levels, when compared to modeled construction and operation emissions. Average daily emission estimates are significantly below the thresholds, as detailed in Exhibit 2-D. The CalEEMod output in Exhibit 2-D gives more detailed information.</p> <p>Viable mitigations for this project were included in the modeling and are appropriate due to the severe ozone designation noted above. The following mitigation measures shall be implemented to reduce air quality impacts for construction and operations:</p> <ol style="list-style-type: none">1. Limit Heavy-Duty Diesel Vehicle Idling to 5 minutes maximum (as required by state rules).2. All diesel construction equipment shall use EPA Tier 4F engines.
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		<p>3. Diesel construction equipment will use Renewable Diesel fuel which reduces greenhouse gas emissions by up to 75%. This measure is in harmony with the state climate change adaptation plan.</p> <p>4. The project will control dust via site watering 2x per day when the soil is dry.</p> <p>The project, as mitigated, falls below the El Dorado County APCD significance thresholds and HUD requirements.</p> <p style="text-align: right;">Exhibit 2-D</p>
<p>Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project is located 138 miles inland from the coast and is not within a coastal zone.</p> <p style="text-align: right;">Exhibit 2-E</p>
<p>Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>A Phase I Environmental Site Assessment was conducted for the site on June 26, 2022. The report was certified as still valid and accurate on July 6, 2023. The proposed project site operated as lumber mill from 1940s to 1980s. Since the early 1990s, the project has been vacant and unused. Soil remediation was conducted in the 1990s to address soil impacts by petroleum hydrocarbons. The El Dorado County Environmental Management Department confirmed in writing in 1992 that the residual concentrations after the soil was treated were sufficiently low that the materials could be used as road base material at the bioremediation property, and that no further action was needed. No evidence exists that this was sufficient to meet residential standards. The 2022 Phase I conducted soil sampling and concluded that the site contained elevated concentrations of benzene and ethylbenzene. Thus, the developer must install an appropriately designed soil vapor barrier as an engineering control to impede the migration of benzene and ethylbenzene on the residential homes and the hospice care facility to the south.</p> <p>In addition, to comply with HUD's Policy on Radon. The developer must conduct post-construction radon testing within the building followed by mitigation if needed (mitigation required if level is above 4 pCi/L or more).</p> <p style="text-align: right;">Exhibit 2-F</p>
<p>Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>A Biological Resources Letter Report was conducted for the proposed project site. This report included a review of special status species databases including the California Natural Diversity Database, United States Fish and Wildlife Service Information for</p>

		<p>Planning and Conservation Database, and the California Native Plant Society’s Inventory of Rare and Endangered Plants of California was completed in order to identify special status species that may occur within the project area. In addition, a survey on site was conducted to determine the presence or absence of special status species.</p> <p>No special status species were identified onsite during the survey. The project area is primarily characterized by undeveloped land disturbed by historic land uses including lumber mill operations, soil remediation efforts, utilities, and trash dumping. Ornamental landscaping/vegetation is present along Pleasant Valley Road, and Rest Lane and associated roadside ditches traverse the project area. The southern and northern portions of the project area contain oak woodland dominated by valley oak and interior live oak. The understory and open spaces are annual grassland dominated by various non-native grasses, forbs, and shrubs. Habitat along the southern edge of the project area is infested with Himalayan blackberry (<i>Rubus armeniacus</i>). The surrounding area is characterized by developed urban land, including roadways, structures, and open spaces of oak woodland and non-native annual grassland.</p> <p>Despite degraded habitat conditions, traffic noise, human activity, and lack of contiguous open space, native plants and animals may utilize the project area. For instance, four mule deer were observed moving through the project area during the survey, and native bird and nesting activity was high despite intermittent rain.</p> <p>No special status plants were identified during the reconnaissance-level survey; however, many of the plants identified during the database research are associated with cismontane woodland, lower montane coniferous forest, and chaparral communities which are present in the project area. Habitat and soils in the project area are disturbed lowering the potential for rare plants to occur, but low-quality habitat and previous site disturbances do not preclude these species from occurring, and negative detections in one growing season do not preclude individuals from establishing in subsequent growing seasons prior to construction. In conclusion, even though no special status plants were observed during the field visit there is a possibility they could occur onsite therefore Avoidance and Minimization Measures 3 and 4 preconstruction rare plant and wildlife surveys would</p>
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		<p>be implemented to ensure no special status plants are onsite.</p> <p>Trees within and adjacent to the project area provide potential nesting habitat for migratory birds and raptors. Construction activities that adversely affect the nesting success of any migratory birds, including tree-nesting raptors, or result in mortality of individual birds constitute a violation of the Federal Migratory Bird Treaty Act (16 U.S.C., sec. 703, Supp. I, 1989) which prohibit killing, possessing, or trading in migratory birds, except in accordance with regulations prescribed by the Secretary of the Interior. If a migratory bird, regardless of its federal or state status, were to nest in trees on or near the site prior to or during proposed construction activities, such activities could result in the abandonment of active nests or direct mortality to these birds. Therefore, mitigation measures would be included in the design plans and implemented during construction.</p> <p style="text-align: right;">Exhibit 2-G</p>
<p>Explosive and Flammable Hazards 24 CFR Part 51 Subpart C</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Based on aerial imagery and the site visit, land uses within 1 mile are residential with supporting commercial uses. No above ground storage tanks (ASTs) were observed within 1 mile of the site.</p> <p>The California Environmental Protection Agency (CalEPA) Regulated Site Portal was also used to determine if there were any facilities with ASTs within a 1-mile radius of the site. There were no sites found within a 1-mile radius of the project area with ASTs.</p> <p>In addition, no ASTs were identified in the Phase I Environmental Site Assessment. Please see attached for the CalEPA Regulated Site Portal Map.</p> <p style="text-align: right;">Exhibit 2-H</p>
<p>Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project site is located in a rural developed area. According to the California Department of Conservation Division of Land Resource Protection Farmland Mapping and Monitoring Program, the site does not meet the definition of prime or unique farmlands and is not of statewide or local significance. The site is designated as urban built-up land and other land. There is no farmland within 0.5 miles of the project. The map in Exhibit 2-I shows an overview of the project and the surrounding area.</p> <p style="text-align: right;">Exhibit 2-I</p>

<p>Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is located within Zone X Area of minimal flood hazard, per FEMA panel 06017C0775E effective 9/26/2008.</p> <p style="text-align: right;">Exhibit 2-J</p>
<p>Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>A records search of the project area and a 100-meter buffer was requested from the North Central Information Center. The records search indicates no resources are in the project area or within the 100-meter buffer.</p> <p>A Cultural and Architectural Resources assessment was conducted by NCE, to determine if there were any resources located on or adjacent to the project. The proposed development at 6500 Pleasant Valley Road is located on a 4.6-acre parcel that was the former location of the Farnsworth Lumber Company lumber mill, which closed in 1970. The lumber yard can be seen on historic aerials as far back as 1943. The lumber mill was subsequently demolished, and the site was graded and has remained vacant. The cultural resources archival review indicated the project will be located along and next to the road margin in areas previously disturbed and extensively impacted by the Farnsworth Lumber Company. It is NCE's recommendation that the project as proposed by Mercy Housing will not impact historical resources within the APE, nor prehistoric resources, that meet criteria outlined in Section 5024.1 of the California PRC or Title 36 of the Code of Federal Regulations Part 60.4.</p> <p>The architectural survey was conducted on the parcel and in the eight adjacent parcels. The project site does not contain any architectural resources apart from an access road constructed in 2007 that is associated with the hospice center at 6520 Pleasant Valley Road. Five of the eight adjacent parcels contain buildings of historic-age, and three of the adjacent parcels contain buildings of non-historic-age. None of the five parcels that contain historic-age architectural resources are associated with important people or events, none of these five parcels contain architectural resources with clear architectural interest or distinction, and none of these five parcels contain architectural resources that are likely to provide important information through further study. None of the three parcels that contain architectural resources of non-historic-age feature resources that exhibit architectural interest or distinction. In addition, none of the architectural resources in the parcels adjacent to 6500 Pleasant Valley Road appear to be eligible for the National</p>

		<p>Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).</p> <p>The County initiated Native American correspondence with a letter and attached maps to the Native American Heritage Commission (NAHC) on October 19, 2020; the Sacred Lands file search was negative. Inquiry letters were mailed to the tribes identified by NAHC on March 18, 2024, on County letterhead. Follow-up phone calls were conducted on March 26, 2024. The United Auburn Indian Community would like their mitigation measures on file for use in Section 106 projects implemented, which are incorporated as project avoidance measures. No responses from tribes have been received to date.</p> <p>El Dorado County has determined that there are no historic resources within the APE or indirect APE, and therefore the proposed undertaking would have no effect on a historic resource. A request to SHPO for concurrence was submitted April 22, 2024.</p> <p>Per 36 CFR Part 800.3(c)(4) Failure of the SHPO/THPO to respond, SHPO concurs with the determination of no adverse effect on a historic resource.</p> <p style="text-align: right;">Exhibit 2-K</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>Noise levels in the project area are defined primarily by traffic along SR-49 (Pleasant Valley Road). The average day/night sound levels are 62 dBA, which falls into the acceptable range, according to HUD Noise Standards. The noise study concluded that an exterior-to interior noise level reduction of 14-17 dB would be required to meet the El Dorado County General Plan and HUD interior noise standards of 45 dBA.</p> <p>To achieve a noise level reduction of 14-17 dB, certain design elements should be incorporated into the project. Standard building construction (stucco siding, STC-27 windows, door weather-stripping, exterior wall insulation, composition plywood roof), typically results in an exterior to interior noise reduction of approximately 25 dB with windows closed and approximately 15 dB with windows open. This level of noise reduction would be adequate to reduce future SR-49 traffic noise levels within all residences in this development to 45 dB DNL or less, which result in satisfaction of the General Plan and HUD interior noise level standard of 45 dB DNL. As a result, further consideration of additional building facade</p>

		<p>construction improvements would not be warranted for the residential buildings of the development provided that mechanical ventilation (air conditioning) is included to allow occupants to close doors and windows as desired for additional acoustical isolation.</p> <p style="text-align: right;">Exhibit 2-L</p>
<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to the Environmental Protection Agency (EPA) Sole Source Aquifer (SSA) interactive online map, the project location does not lie above a sole source aquifer. Therefore, the Safe Drinking Water Act does not apply.</p> <p style="text-align: right;">Exhibit 2-M</p>
<p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to the National Wetlands Inventory (NWI) interactive online map, the proposed project location is not located on a wetland identified by the U.S. Fish and Wildlife Services. Wetlands to the south include Freshwater Emergent Wetland approximately 0.03 miles from the site and a Freshwater Forested/Shrub Wetland approximately 0.04 miles from the site. There are no project activities proposed that would impact these wetlands.</p> <p style="text-align: right;">Exhibit 2-N</p>
<p>Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project would be constructed in a residential area that is surrounded by a mix of residential and commercial uses and State Route 49. The closest listed wild and scenic river near the project area is the American River approximately 21 miles to the southwest. The project would have no effect on a wild and scenic river.</p> <p style="text-align: right;">Exhibit 2-O</p>
ENVIRONMENTAL JUSTICE		
<p>Environmental Justice Executive Order 12898</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project is to develop 65 apartments for low to moderate income households, in an unincorporated area called Diamond Springs. The rural project site is about 4 miles southwest of Placerville, which has grocery stores, banks, shops, restaurants and other urban conveniences. A transit line serves the project site within ¼ mile.</p> <p>The US EPA EJScreen is an on-line tool that evaluates a wide range of environmental and social factors. Environmental factors focus on air pollution, underground tanks and hazardous material sites, and building concerns such as lead paint. Social factors include income, skin color, language, education, and age (very young and seniors). The purpose of the tool is to identify communities that are subjected to high</p>

		<p>levels of pollution and prevent or mitigate development that may worsen health or economic outcomes. The evaluation examines if the project site is similar or dissimilar to adjacent areas.</p> <p>Major air pollution sources include regional traffic, trains, and wildfires in the surrounding mountains. Regional ozone and PM2.5 are of concern over the entire western slope of the Sierra Nevada range. This evaluation considers if people residing at this location would be unduly affected by pollution compared to housing at another site in the area. Therefore, the EJ Screen tool compared this site to other housing site opportunities within a one-mile radius.</p> <p>EJScreen model runs are typically performed for the project site and then at increasing distances in concentric circles. This allows for comparison between the project site and nearby areas. The V2.2 EJ Screen model used for this analysis was updated in January 2024, when V2.2 data presentation was clarified. The model now considers five factors (two previously) to calculate a “Demographic Index” (DI). The DI factors considered are percent low-income, percent limited English-speaking, percent less than high school education, percent unemployed, and low life expectancy. The calculation for the Supplemental index and EJ score is $EJ \& \text{ Supplemental Index} = \text{Environmental Indicator Percentile for Block Group X Demographic Index for Block Group}$. (Source: https://www.epa.gov/ejscreen/ejscreen-change-log accessed 9/14/2023.)</p> <p>The DI is calculated for a circle with the project as the center point. The values are expressed as a percentile of the state average for each distance. The changes in the DI as one makes a larger circle may occur because a wider variety of people are captured from the census data. For this site, all three circles are well below the DI concern level of 75%. This is an indicator that people living near the project will not be harmed disproportionately compared to those living farther away.</p> <p>EPA recommends considering pollution scores for various metrics that are over the 80th state percentile. The entire area has no metrics over the 80th percentile. However, each model run shows that the risk from wildfire smoke is above the 90th percentile, whereas the state average is 30%. The entire Diamond Springs/Placerville community shares this smoke risk.</p>
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		<p>Through this evaluation, El Dorado County sees no disproportionate impact to those residing near the project from those farther away.</p> <p style="text-align: right;">Exhibit 2-P</p>
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Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	<p>The site is zoned Multi-family Residential under the El Dorado County General Plan. Multi-family residential allows for a max density of 24 units/acre. The project proposes to construct affordable housing units, which is an allowable use within this zone; therefore, the project will comply with the El Dorado County's General Plan. The project would construct five two and three-story buildings to conform to the residential and commercial facilities existing buildings heights adjacent to the project area.</p> <p style="text-align: right;">Ref 2</p>
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	3	<p>The site is lightly to moderately vegetated with seasonal grasses and scattered trees and generally slopes towards the northwest at varying gradients. A slight depression is located at the center of the site. The project construction must comply with the County's erosion and sediment control ordinance and storm water management and discharge control ordinance per the County.</p> <p>In addition, a Geotechnical Engineering Study was prepared and concluded that the proposed project was feasible to be</p>

		constructed on site, provided the recommendations contained in the report are incorporated into the design plans. Refs 2 and 5
Hazards and Nuisances including Site Safety and Noise	3	<p>The Phase I identified elevated concentrations of benzene and ethylbenzene. Thus, the developer must install an appropriately designed soil vapor barrier as an engineering control to impede the migration of benzene and ethylbenzene on the residential homes and the hospice care facility to the south.</p> <p>A noise study concluded that an exterior-to interior noise level reduction of 14-17 dB would be required to meet the El Dorado County General Plan and HUD interior noise standards of 45 dBA under future conditions. In addition, the project would implement county required noise control measures during construction to reduce noise during construction operations.</p> <p>In addition, to comply with HUD's Policy on Radon. The developer must conduct post-construction radon testing within the building followed by mitigation if needed (mitigation required if level is above 4 pCi/L or more).</p> <p>Exhibit 2-F and 2-L</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	Temporary construction jobs will be generated during construction of the project, and a permanent full-time manager position will be created on the site. Ref 1
Demographic Character Changes, Displacement	2	The project will provide 65 apartment units for low-income individuals and their families. The project will be consistent in character with the demographics of the area and no displacement will occur; the site is currently vacant. Ref 1

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	Charles Brown Elementary School (0.3 miles southeast) and Herbert Green Middle School (2.3 miles north) in the Mother Lode Union District, and Union Mine High School (0.6 miles southeast) in the El Dorado Union High School District, serve the students within project area. The Mother Lode Union District provides bus transportation in the area; students can apply for a bus pass by filling out the application and fees online. The County has prepared for student growth consistent

		with planned housing development and has set goals and polices to support the districts. Ref 2
Commercial Facilities	2	The El Dorado Grocery & Deli is located approximately 0.7 miles west from the site and commercial facilities are located throughout the area, with accessible public transit to further services. Ref 1
Health Care and Social Services	2	The El Dorado Community Health Center is approximately 3.8 miles north of the site and offers primary, behavioral, and specialty health services to all those in need. Ref 2
Solid Waste Disposal / Recycling	2	The County's solid waste services are provided by El Dorado Disposal, a private company. The company provides collection, disposal, and recycling services. Solid waste collected within the County is disposed of at the abandoned Union Mine. The abandoned mine has a disposal rate of 150 tons per day. Recycling generated in the County is hauled to the El Dorado Disposal's Materials Recovery Facility. Ref 2
Waste Water / Sanitary Sewers	3	The proposed project would generate an increase in wastewater generation at the project site compared to existing conditions and would require connection to the to the County's existing sanitary sewer system managed by the El Dorado Irrigation District. The Facilities Improvement Letter received from El Dorado Irrigation District identified that an extension of facilities of adequate size must be constructed. In addition, Snowline Hospice currently receives sewer service via a temporary off-site connecting through the project site. Snowline Hospice would be required to participate in the extension. The proposed project would require 16 additional EDUs of sewer service. Refs 2 and 4, and Exhibit 2-R
Water Supply	2	The site's water supply is provided by the El Dorado Irrigation District. The 2020 Urban Water Management Plan from the El Dorado Irrigation District concluded that the District's water supply is capable of meeting water uses in its service area in normal single dry and fire consecutive dry years from 2020 through 2045. El Dorado Irrigation District has the capacity to provide water to affordable housing development. A Facilities Improvement Letter was received from the El Dorado Irrigation District in 2020, that stated there was 22,162 equivalent dwelling units (EDU) of water supply available for the region. The proposed project would require 18 EDU of water supply, which is well within the available supply. Refs 2 and 3 and Exhibit 2-R

Public Safety - Police, Fire and Emergency Medical	2	<p><u>Police:</u> The El Dorado County’s Sheriff’s Department serves the project area. The Sheriff’s Department is located approximately 1.7 miles northeast of the site. Project construction of 65 units affordable housing units would have a negligible effect on current service demand.</p> <p><u>Fire:</u> El Dorado County Fire Station. The closest station to the project site is Station 46, located approximately 0.7 miles west of the project site. The proposed project will be built to current fire standards and would not add significantly to the service already established.</p> <p><u>Emergency Medical Services:</u> El Dorado Emergency Medical Services Agency provides prehospital emergency medical care to County residents. In addition, El Dorado County Fire Department are utilized as EMS first responders and staffed with Firefighter-EMTs and/or Firefighter-Paramedics. Project construction of 68 units affordable housing units would have a negligible effect on current service demand.</p> <p style="text-align: right;">Ref 2</p>
Parks, Open Space and Recreation	2	<p>El Dorado Trail is approximately 0.9 miles west of the site. Summit View Park is approximately 2.9 miles west of the site. The project would construct outdoor patios, open spaces, and recreational spaces on site for residents.</p> <p style="text-align: right;">Ref 1</p>
Transportation and Accessibility	2	<p>El Dorado Transit provides services to the project area via #30 approximately 0.25 miles from the site. All routes provide access to major medical centers and other commercial facilities in the area.</p> <p style="text-align: right;">Ref 2</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	<p>The site is vacant and contains vegetation and trees. No unique natural or water resources features are on the project site.</p> <p style="text-align: right;">Exhibit 2-G, 2-N, 2-O</p>
Vegetation, Wildlife	3	<p>The site is comprised of trees and vegetation. The project plans to incorporate some of the existing mature trees into the landscape plan. However, trees and shrubs in the project vicinity may provide suitable nesting habitat for migratory birds including tree-nesting raptors. The developer must incorporate migratory bird nesting surveys into the design plans, as previously discussed.</p> <p style="text-align: right;">Exhibit 2-G</p>

Other Factors	2	No other factors were analyzed.
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Environmental Assessment Factor	Impact Code	Impact Evaluation
CLIMATE AND ENERGY		
Climate Change Impacts	2	<p>A variety of tools are available to evaluate probable future climate change impacts. The US Climate Resistance Tool Kit is a free online model developed cooperatively by a number of government agencies. The tool was used to evaluate likely future climate changes in El Dorado County, where this project is located. The tool looks at five key factors, with results summarized below:</p> <p>Data for Placerville (about 4 miles northeast) is available and is considered representative of the project site. Extreme Temperature (days over 100 def F) in Placerville may more than triple to 16-20 days annually by mid-century. This is considered relatively low by national standards.</p> <ul style="list-style-type: none"> • Wildfire risk at the project site is relatively low, although in the nearby Sierra Nevada foothills, the risk is high. According to recent studies “The City of Placerville is predominantly designated a Very High Fire Hazard Severity Zone ... several areas in the City are at risk for wildland fires. Fire protection services within Placerville and the surrounding areas are provided by the El Dorado County Fire District.” • Smoke from fires in the adjacent mountains has negatively impacted air quality in recent years. This is likely to continue into the foreseeable future. By national standards, the health risk from periodic wildfire smoke is very high. • Annual precipitation is not forecast to change, although <i>regional</i> drought presents a substantial risk and is considered very high by national standards. • Flood risk is relatively moderate by national standards. • Coastal Inundation risk is nil. <p style="text-align: right;">Exhibit 2-Q</p>
Energy Efficiency	2	<p>The proposed project is a residential development project on a vacant parcel, consistent with sustainability goals for the State. The project would meet or exceed Title 24 construction requirements and implement BMPs to reduce fossil fuel use by construction vehicles. The proposed 2023 California Building Code (CBC) would require solar panels on commercial buildings; the proposed project will provide solar to further reduce energy demand, consistent with the proposed Code requirement for the local zoning.</p> <p style="text-align: right;">Ref 1</p>

Additional Studies Performed:

1. Biological Resources Letter Report. NCE; April 1, 2024
2. Cultural Resources Letter Report. NCE; April 9, 2024

Field Inspection (Date and completed by):

Field observation performed by Dylan Karlowicz, NCE; March 12, 2023.

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

1. Unless otherwise noted, assessments based upon the expertise and experience of Gail M. Ervin, Ph.D., NCE.
2. El Dorado County. 2004 amended 2019. El Dorado County General Plan. [Adopted General Plan \(edcgov.us\)](#)
3. El Dorado Irrigation District. 2021. 2020 Urban Water Management Plan. [637592840731470000 \(eid.org\)](#)
4. El Dorado Irrigation District. 2021. Sewer System Management Plan. [637606673252200000 \(eid.org\)](#)
5. Youngdahl Consulting Group, Inc. 2020. Geotechnical Engineering Study.*
6. California Legislature Analyst's Office. 2024. California Economy & Taxes Inflation Tracker. [Inflation Tracker \[EconTax Blog\] \(ca.gov\)](#)

List of Permits Obtained:

A building permit issued by El Dorado County would be required.

Public Outreach [24 CFR 50.23 & 58.43]:

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

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed project is the construction of 65 new affordable housing units for low-income individuals and their families in El Dorado County. Currently, the site is vacant with vegetation and trees. The project is consistent with County zoning and general plan policies. Construction air emissions would be temporary and below El Dorado County AQMD thresholds, as would be operational emissions, which El Dorado County AQMD has determined results in a less than cumulatively significant effect. The project contains standard uncovered parking lots and is within walking distance of bus services. The project is near a transit corridor and is consistent with plans and policies. Therefore, operational impacts related to traffic and air quality are cumulatively less than significant. There were no observed sensitive species or habitats on the site, and mitigation is in place to avoid species that may move through the site during construction; thus, the project will not result in a cumulative loss of biological resources. Measures are in place to protect migratory birds and wildlife during construction. No cultural resources were identified within the APE, and construction avoidance measures are in place to protect unanticipated tribal cultural resources during construction. Noise levels for the project area are projected to exceed federal standards, but effects on new residents will be mitigated by incorporating specific design elements to mitigate noise levels. The project does not displace existing uses and provides infill affordable housing within the County, thereby reducing cumulative VMT. Therefore, the proposed project will result in no cumulatively significant effects on the human or natural environment.

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

Site identification for affordable housing has proven to be a major obstacle in providing affordable housing units. Sites zoned appropriately and at reasonable cost are extremely limited within the County of El Dorado. Furthermore, sites that do not meet cost and zoning criteria are generally eliminated as alternatives. This project was chosen from several potential properties considered based upon feasibility, location, and affordability.

There are no adverse effects on the human or physical environment associated with the preferred alternative, and there are benefits to the human environment by constructing affordable units on the vacant parcel, thus there are no alternatives that would better meet the project purpose and need.

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

The No Action Alternative would leave the parcel vacant with no funding for affordable multifamily housing. All potential adverse effects can be mitigated, therefore there are no benefits to the physical or human environment by taking no federal action for this project.

The County has determined the project is consistent with the County plans, policies, and regulations for the project site. The site could be used for market rate housing unaffordable to the many people in the community that are not able to afford housing in the area. Not providing affordable housing would have an adverse effect on the human environment.

Summary of Findings and Conclusions:

The environmental assessment has determined that the construction of the El Dorado Haven Project would have no adverse effect on the human or physical environment. The project would construct 65 new affordable housing units for low-income individuals and their families. The activities are consistent with adopted plans and policies, and the new development would connect to existing municipal services that the County has determined are adequate to serve infill development. The surrounding vicinity has transit access to a full range of commercial, medical, emergency, social and recreational services to serve the future residents. Ambient noise levels will be mitigated during construction and design. Measures are in place to address unanticipated discoveries of cultural resources during ground moving activities and protect migratory birds and wildlife on site. In addition, measures are in place to protect residents against ethylbenzene vapor and radon. The project will therefore have a beneficial effect on the quality of the human environment and no adverse effect on the natural environment.

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

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

Law, Authority, or Factor	Mitigation Measure
<p>Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Mitigation 1: To achieve a noise level reduction of 14-17 dB, certain design elements should be incorporated into the project. Standard building construction (stucco siding, STC-27 windows, door weather-stripping, exterior wall insulation, composition plywood roof), typically results in an exterior to interior noise reduction of approximately 25 dB with</p>

	<p>windows closed and approximately 15 dB with windows open. This level of noise reduction would be adequate to reduce future SR-49 traffic noise levels within all residences in this development to 45 dB DNL or less, which result in satisfaction of the General Plan and HUD interior noise level standard of 45 dB DNL. As a result, further consideration of additional building facade construction improvements would not be warranted for the residential buildings of the development provided that mechanical ventilation (air conditioning) is included to allow occupants to close doors and windows as desired for additional acoustical isolation.</p>
	<p>Mitigation 2:</p> <ul style="list-style-type: none"> • Noise-generating construction activities shall occur within the hours and days identified in Policy 6.5.1.11 of the El Dorado County General Plan. • All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with manufacturers-recommended mufflers and be maintained in good working condition. • All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, state, or local agency shall comply with such regulations while in the course of project activity. • Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible. • Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive uses. • Project area and site access road speed limits shall be established and enforced during the construction period. • Nearby residences shall be notified of construction schedules so that arrangements can be made, if desired, to limit their exposure to short-term increases in ambient noise levels.
<p>Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>The developer must install an appropriately designed soil vapor barrier as an engineering control to impede the migration of benzene and ethylbenzene on the residential homes and the hospice care facility to the south.</p> <p>In addition, to comply with HUD's Policy on Radon the developer must conduct post-construction radon testing within the building followed by mitigation if needed (mitigation required if level is above 4 pCi/L or more).</p>
<p>Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>The following mitigation measures shall be implemented to reduce air quality impacts for construction and operations:</p> <ol style="list-style-type: none"> 5. Limit Heavy-Duty Diesel Vehicle Idling to 5 minutes maximum (as required by state rules). 6. All diesel construction equipment shall use EPA Tier 4F engines.

	<p>7. Diesel construction equipment will use Renewable Diesel fuel which reduces greenhouse gas emissions by up to 75%. This measure is in harmony with the state climate change adaptation plan.</p> <p>8. The project will control dust via site watering 2x per day when the soil is dry.</p>
<p>Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>MM-1: Unanticipated Discoveries. The following mitigation measure is intended to address the evaluation and treatment of inadvertent/unanticipated discoveries of potential tribal cultural resources (TCRs), archaeological, or cultural resources during a project's ground disturbing activities. If any suspected TCRs are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (PRC §21074). The Tribal Representative will make recommendations for further evaluation and treatment as necessary.</p> <p>When avoidance is infeasible, preservation in place is the preferred option for mitigation of TCRs under CEQA and UAIC protocols, and every effort shall be made to preserve the resources in place, including through project redesign, if feasible. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, or returning objects to a location within the project area where they will not be subject to future impacts. Permanent curation of TCRs will not take place unless approved in writing by UAIC, or by the California Native American Tribe that is traditionally and culturally affiliated with the project area. The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary.</p> <p>Treatment that preserves or restores the cultural character and integrity of a TCR may include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil. Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB52, have been satisfied.</p>
	<p>MM-2: Post Review Discoveries of Tribal Resources. The following measure is intended to address post review discoveries of cultural resources that may be of religious and</p>

cultural significance to the United Auburn Indian Community of the Auburn Rancheria (UAIC).

Cultural items include isolated artifacts, darkened soil (midden), shell fragments, faunal bone fragments, fire affected rock and clay, bedrock mortars, bowl mortars, hand stones and pestles, flaked stone, and articulated or disarticulated human remains. In general, the UAIC do not consider archaeological data recovery or curation of artifacts to be appropriate or respectful. The types of treatment preferred by UAIC that protect, preserve, or restore the integrity of a cultural resource may include Tribal Monitoring, and recovery and reburial of cultural objects or cultural soil that is done with dignity and respect. Recommendations for the treatment of a cultural resource will be documented in the project record. For any recommendations made by traditionally and culturally affiliated Native American Tribes that are not implemented, a justification for why the recommendation was not followed will be provided in the project record.

If potentially significant cultural resources are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find. A Native American Representative from traditionally and culturally affiliated Native American Tribes shall be contacted immediately to assess the significance and cultural value of the find and make recommendations for further evaluation and treatment, as necessary. A qualified cultural resources specialist (archaeologist) meeting the Secretary of Interior's Standards and Qualifications for Archaeology, may also assess the significance of the find in joint consultation with Native American Representatives to ensure that Tribal values are considered. Work shall remain suspended or slowed within 100 feet of the find until the resource is evaluated, which shall occur within one day, but no more than two days, of the find.

The project applicant shall coordinate with UAIC Tribal Representatives any necessary investigation and evaluation of the discovery under the requirements of Section 106 of the National Historic Preservation Act. Preservation in place is the preferred alternative and every effort must be made to preserve the resources in place, including through project redesign. The contractor shall implement any measures deemed by the lead agency to be necessary and feasible to preserve in place, avoid, or minimize significant effects to the resources, including the use of a paid Native American Monitor whenever work is occurring within 100 feet of the find. If adverse impacts to a cultural resource or unique archeological resources occurs, then consultation with UAIC, and other traditionally and culturally affiliated Native American Tribes regarding adverse effects shall occur,

	pursuant to 36 Code of Federal Regulations §800.5, Assessing Adverse Effects, and §800.6, Resolution of Adverse Effects.
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Avoidance and Minimization Measure #1: If project work must occur during the nesting season (February 1 – September 1), the project proponent shall utilize a qualified biologist to survey nesting birds within the project area, no more than 14 days prior to the beginning of tree and vegetation removal or ground disturbing activities. A copy of the survey shall be submitted to the project proponent prior to the start of construction activities.</p>
	<p>Avoidance and Minimization Measure #2: If nesting birds are detected within the project area during the survey, consultation with CDFW and USFWS is recommended to establish acceptable avoidance or minimization measures to avoid impacts to migratory birds and raptors. Avoidance measures could include the establishment of a suitable activity-free buffer around active nests/roosting sites. The size of the buffer, duration of buffer, acceptable activities, and other details will be established through consultation with the CDFW and USFWS. The avoidance or minimization plan shall be submitted to the project proponent, CDFW, and USFWS for review and approval prior to the start of construction activities. These measures will ensure that no nesting birds are impacted by construction activities.</p>
	<p>Avoidance and Minimization Measure #3: A pre-construction rare plant survey of the entire project area shall be conducted by a qualified biologist no more than two weeks prior to construction. May-July is the best time to conduct a pre-construction rare plant survey for the species identified by the database research. Results of the pre-construction plant survey will be provided to the project proponent. If special-status plant species are detected, their locations will be buffered and protected at a distance agreed upon with CDFW and/or USFWS. Additional biological monitoring or mitigation measures may be required by the agencies if special status plant species are detected.</p>
	<p>Avoidance and Minimization Measure #4: A pre-construction wildlife survey of the entire project area shall be conducted by a qualified biologist no more than two weeks prior to construction, including a survey for amphibians and roosting bats. Results of the pre-construction wildlife survey will be provided to the project proponent. If special-status wildlife species are detected, their utilized habitat features will be buffered and protected at a distance agreed upon with CDFW and/or USFWS. Additional biological monitoring or mitigation measures may be required by the agencies if special status wildlife species are detected.</p>

In addition, it is recommended that the following construction controls be implemented during construction to protect wildlife species and habitats:

- The use or storage of petroleum-powered equipment shall be accomplished in a manner to prevent the potential release of petroleum materials into adjacent habitat areas, including waters of the State and U.S.
- Areas for fuel storage, refueling and servicing of construction equipment must be located in an upland location outside of sensitive habitat.
- Wash sites must be located in upland locations to ensure wash water does not flow into stream channels or wetlands.
- All construction equipment must be in good working condition, showing no signs of fuel or oil leaks. All questionable motor oil, coolant, transmission fluid, and hydraulic fluid hoses, fittings and seals shall be replaced. The mechanical equipment shall be inspected on a daily basis to ensure no leaks. All leaks shall be repaired in the equipment staging area or other suitable location prior to resumption of construction activity.
- Oil absorbent and spill containment materials shall be located on site when mechanical equipment is in operation within 100 feet of a waterway. If a spill occurs, no additional work shall occur until, 1) the mechanical equipment is inspected by the contractor and the leak has been repaired, 2) the spill has been contained, and 3) CDFW and the City are contacted and have evaluated the impacts of the spill.
- To avoid debris contamination into drainages and other sensitive wildlife habitats, silt fence or other sediment control devices will be placed around construction sites in these areas to contain spoils from construction excavation activities.
- Project site boundaries shall be clearly delineated by stakes and /or flagging to minimize inadvertent degradation or loss of adjacent habitat areas during project operations. Staff and/or its contractors shall post signs and/or place fence around the project site to restrict access of vehicles and equipment unrelated to project operations.



U.S. Department of Housing and Urban Development

451 Seventh Street, SW
Washington, DC 20410
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Determination:

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

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

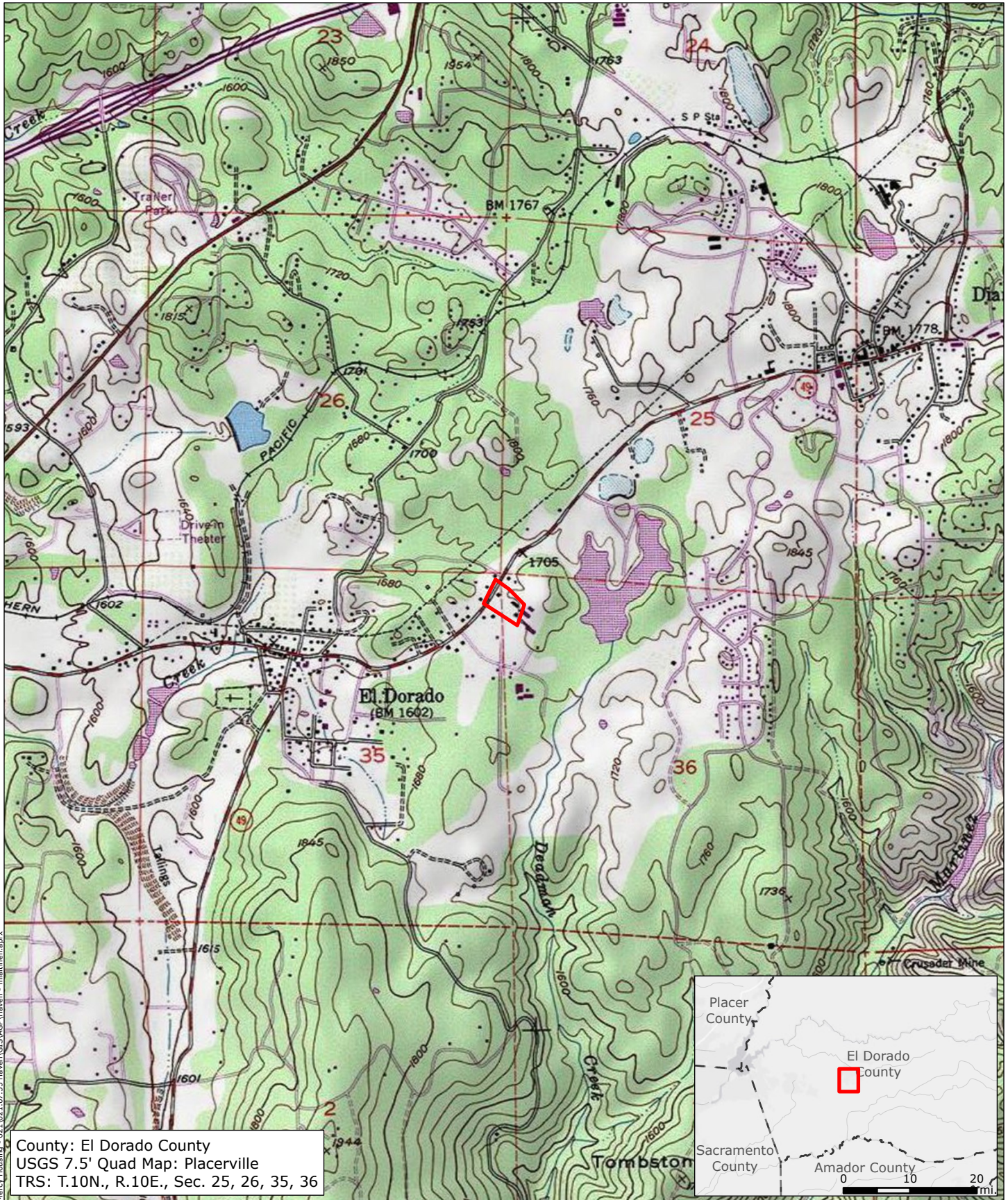
Preparer Signature: Gail M. Ervin Date: 5/22/2024

Name/Title/Organization: Gail M. Ervin, PhD
Principal, NCE

Certifying Officer Signature: _____ Date: _____

Name/Title: _____

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



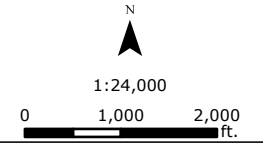
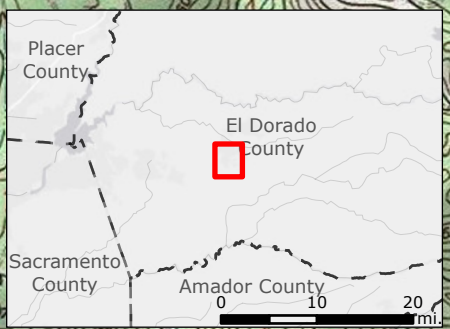
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 USGS 7.5' Quad Map: Placerville
 TRS: T.10N., R.10E., Sec. 25, 26, 35, 36

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Legend
 Project Boundary



**El Dorado Haven Apartments
 Pleasant Valley Road
 Project Boundary Location Map**



**FIGURE
 1**

SOURCE USA Topographic Basemap	JOB NUMBER 621.11.55	DRAWN G. Pennanen	DATE 3/7/2024	REVISED -	APPROVED -
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Legend
 Project Boundary



El Dorado Haven Apartments
Pleasant Valley Road
 Project Boundary Detail Map

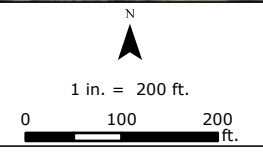


FIGURE
2

SOURCE
 Bing Maps Hybrid Basemap

JOB NUMBER
 621.11.55

DRAWN
 G. Pennanen

DATE
 3/7/2024

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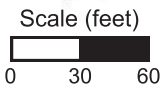
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Legend

 Recommended Solid Noise Barriers (Mitigation Measures MM-5 and MM-6B)



El Dorado Haven Apartments
El Dorado County, California

Site Plan

Figure 2

