



**U.S. Department of Housing and Urban
Development**
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

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

Project Information

Project Name: Cherry-Crossing-AHP2094

HEROS Number: 900000010362374

Project Location: , Sanger, CA 93657

Additional Location Information:

The site lies in the northeast corner of the intersection of Sanger Avenue and Cherry Avenue in the City of Sanger, CA. The site is approximately 5.61 acres on APNs 322-123-17, -27, and -34. T14S / R22E / Sec 23 in the Sanger USGS 7.5 Minute Quadrangle.

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

Cherry Crossing is a proposed 136-unit multi-family housing development in the City of Sanger (Fresno County) at the corner of Cherry and Sanger Avenues. The project is designed to meet the needs of the community by providing safe, affordable housing with a variety of on-site amenities and supportive services. The design of Cherry Crossing will maximize on-site recreational and open space considerations while at the same time complementing a residential style of neighborhood living. There will be 136 units split between two phases of development that will consist of 48 one-bedroom units, 48 two-bedroom units, and 40 three-bedroom units. The one-bedroom units will be approximately 650 square feet, the two-bedroom units will be approximately 845 square feet, and the three-bedroom units will be approximately 1,116 square feet. The project also includes 177 parking spaces, 76 uncovered and 101 covered. The project will consist of five two-story buildings and three three-story buildings. An on-site community building consisting of 3,888 square feet will be located in the middle of the development. Cherry Crossing is a V-A, NFPA 13 building type. The structures will consist of wood framing and will be on standard concrete slab on grade foundations. The exterior shell will consist of siding and/or stucco with composition shingle roofing. The buildings will also include dual pane windows with eaves and solar PV will be installed on the project. Cherry Crossing amenities include a community room of 3,888 square feet that will be located at the center of the complex. Off the community room, there will be a management office, kitchen, restrooms, meeting rooms, laundry room and a computer room. The kitchen will be equipped with built-in cabinets and designer-grade plastic laminate counter tops, refrigerator, dishwasher, stove with oven, sink, and food prep island. The community room has been designed to be accessible to residents to serve as a social and family gathering center as well as a location for large group meetings. The outside common area will provide family meeting areas with picnic tables, a basketball court, and a play area for children.

Funding Information

| Grant Number | HUD Program | Program Name |
|-----------------|--|--------------|
| M-18-UC-06-0205 | Community Planning and Development (CPD) | HOME Program |
| M-19-UC-06-0205 | Community Planning and Development (CPD) | HOME Program |
| M-20-UC-06-0205 | Community Planning and Development (CPD) | HOME Program |
| M-21-UC-06-0205 | Community Planning and Development (CPD) | HOME Program |
| M-22-UC-06-0205 | Community Planning and Development (CPD) | HOME Program |
| M-23-UC-06-0205 | Community Planning and Development (CPD) | HOME Program |

Estimated Total HUD Funded Amount: \$1,000,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$36,349,119.00

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

Summarized below are 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 or Condition |
|---------------------------------|---|
| Permits, reviews, and approvals | City of Sanger - Site Plan Review City of Sanger - Building Permits City of Sanger / California Department of Housing and Community Development - SB 35 Approval |
| Historic Preservation | In the event that archaeological remains are encountered at any time during development or ground-moving activities within the entire Project area, all work in the vicinity of the find should be halted until a qualified archaeologist can assess the discovery and take appropriate actions as necessary. |
| Noise Abatement and Control | Air conditioning or mechanical ventilation should be installed in the units so that it will be possible for windows and doors to remain closed for sound insulation purposes. |

Project Mitigation Plan

Determination:

11/14/2023 11:47

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|--------------------------|---|
| <input type="checkbox"/> | Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment |
| <input type="checkbox"/> | Finding of Significant Impact |

Preparer Signature: _____ **Date:** _____

Name / Title/ Organization: Jonathan Avedian / Senior Staff Analyst / FRESNO COUNTY

Certifying Officer Signature: _____ **Date:** _____

Name/ Title: Steven E. White / Director of Public Works & Planning / FRESNO COUNTY

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