

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

Project Information

Project Name: Cherry-Crossing-AHP2094

HEROS Number: 900000010362374

Responsible Entity (RE): FRESNO COUNTY, PO Box 1247 Fresno CA, 93715

RE Preparer: Jonathan Avedian

State / Local Identifier:

Certifying Officer: Steven E. White

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable):

Point of Contact:

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.

Direct Comments to: County of Fresno Department of Public Works and Planning,
Attn: Jonathan Avedian
2220 Tulare Street, 6th Floor, Fresno, CA 93721
javedian@fresnocountyca.gov

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.

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

The Cherry Crossing project is a multi-family residential development meant to address the need for affordable housing in the city of Sanger and surrounding areas. The area has five affordable multifamily projects, which are 98% occupied, with extensive waitlists. The property will be an asset to the community and help ease the demand for affordable units. Also, there is a demand for 177 units in the Sanger area for farmworker families making between 30 and 60 percent AMI. The dedicated farmworker units at Cherry Crossing will help to address this need.

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

The Project lies within Sanger City Limits, as shown by the City of Sanger's 2035 General Plan Land Use Map. The Project site is at an elevation of approximately 365

feet above mean sea level. The site consists of vacant land, zoned RM-1 (High Density, Multiple Family Residential) and designated as High Density Residential by the City of Sanger Zoning Map 2023 and 2035 Sanger General Plan Land Use Map. Surrounding uses include residential neighborhoods and commercial businesses. Lincoln Elementary School is located approximately 0.2 miles west of the Project site.

Maps, photographs, and other documentation of project location and description:

[Location Topo Map.pdf](#)

Determination:

✓	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
	Finding of Significant Impact

Approval Documents:

[AHP2094 FONSI Signed.pdf](#)

7015.15 certified by Certifying Officer

on:

7015.16 certified by Authorizing Officer

on:

Funding Information

Grant / Project Identification 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,
Assisted or Insured Amount:** \$1,000,000.00

**This project anticipates the use of funds or assistance from another federal agency
in addition to HUD in the form of:**

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

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality Clean Air Act, as amended,	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Fresno County is located within the San Joaquin Valley and is under the jurisdiction of the San Joaquin Valley Air

<p>particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>		<p>Pollution Control District (SJVAPCD). The San Joaquin Valley is classified as an extreme nonattainment area for O3, a nonattainment area for PM2.5, and an attainment area for CO, SO2, NO2, and Pb. Construction of the proposed Project involves the construction of a 136-unit permanent housing development, with the accompanying appurtenances- curb and gutter, sidewalks, parking, landscaping and the extension of underground public infrastructure. Emissions from Project construction and operation were generated utilizing CalEEMod Version 2020.4.0. and are provided below (Output files provided in App B - CalEEMod, attached). Construction Max Tons/Year of Ozone precursor (ROG): 1.51 de minimus threshold: 10 tons/year Exceeds threshold: No Max Tons/Year of PM2.5: 0.13 de minimus threshold: 100 tons/year Exceeds threshold: No Max Tons/Year of PM10: 0.24 de minimus threshold: 100 tons/year Exceeds threshold: No Operation Tons/Year of Ozone precursor (ROG): 1.11 de minimus threshold: 10 tons/year Exceeds threshold: No Tons/Year of PM2.5: 0.25 de minimus threshold: 100 tons/year Exceeds threshold: No Tons/Year of PM10: 0.87 de minimus threshold: 100 tons/year Exceeds threshold: No As demonstrated above, the Project's estimated construction and operational emissions levels are below de minimus levels for nonattainment pollutants and as such, the project is in compliance with the Clean Air Act. Furthermore, the SJVAPCD (Air Quality Review Board) has published their "Guidance for Assessing and Mitigating Air Quality Impacts" (GAMAQI). Section 7.12 on page 65 states, "Thus, projects with emissions below the thresholds of</p>
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		significance for criteria pollutants would be determined to "Not conflict or obstruct implementation of the District's air quality plan." Also, per the GAMAQI Thresholds of Significance for criteria pollutants , along with the air emissions output files for this project referenced above, the project's estimated emissions are well below the significance thresholds for being inconsistent with an applicable plan. As such, it is concluded that the project conforms with the state implementation plan as designed by the local AQRB for the subject county.
Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. This project is in compliance with the Endangered Species Act.
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	There is a current or planned stationary aboveground storage container of concern within 1 mile of the project site. The Separation Distance from the project is acceptable. The project is in compliance with explosive and flammable hazard requirements.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not occur in a floodplain. The project is in compliance with Executive Order 11988.
Historic Preservation National Historic Preservation Act of	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Because unidentified cultural resources could be uncovered during proposed

<p>1966, particularly sections 106 and 110; 36 CFR Part 800</p>		<p>Project construction which could result in a potentially significant impact, mitigation has been incorporated. 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. Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106.</p>
<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><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>A Noise Assessment was conducted. The noise level was acceptable: 62.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation. A specific analysis of interior noise levels was not performed. However, it may be assumed that residential construction methods complying with current building code requirements will reduce exterior noise levels by approximately 25 dB if windows and doors are closed. This will be sufficient for compliance with the City's 45 dB Ldn interior standard at all proposed lots. Requiring that it be possible for windows and doors to remain closed for sound insulation means that air conditioning or mechanical ventilation will be required.</p>
<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project is located on a sole source aquifer. The region has an MOU or other working agreement with EPA for HUD projects impacting a sole source aquifer, and the MOU or working agreement excludes the project from further review. The project is in compliance with Sole Source Aquifer requirements.</p>

Wetlands Protection Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is vacant land within an urban environment. No wetlands were identified on or in the vicinity of the project site. The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Impact Codes: An impact code from the following list has been used 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	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The parcel's existing zoning is RM-1 (High Density, Multi-Family Residential) and is designated by the Sanger General Plan as Residential, High Density. According to the City of Sanger's Land Use Element , High Density Residential areas must be limited to 20 to 43.6 units per acre. The proposed Project at full build-out (all phases completed) will have approximately 25 dwelling units per acre, which is well under the allowable maximum of units. Thus, the planned development will be consistent with established General Plan standards	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		and there will be no impact effect on zoning or land use compatibility.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	The Fresno County Improvement Standards will apply to any road work done as part of the Project proposal and conditions of approval. These adopted policies contain provisions for grading, drainage and erosion control. All required improvements will be implemented under the inspection of the director of Public Works. The 2016 California Code of Regulations Title 24, Parts 1-12 standards, also contain drainage plan requirements to ensure that any changes to existing drainages are done in such a way as to ensure that the function and capacity of the affected drainage course is maintained following construction. Soil compaction standards, provisions for sediment control during construction, and re-vegetation following construction are contained in this ordinance. Onsite inspections by the Building Department are conducted to ensure compliance with these requirements. In addition, the project will be subject to a National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activity from the Regional Water Quality Control Board. This permitting is part of the existing regulatory environment and is addressed in the standard conditions of approval for projects in Fresno County. The Project will be required to meet all requirements for post-construction storm water runoff and will connect to the City stormwater facilities to accommodate storm water runoff.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	Project construction activities may involve the use and transport of hazardous materials. The use of such materials would be considered minimal and would not require these materials to be stored in bulk form. The construction contractor will be	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>responsible for proper storage and use of any hazardous substances. The Project must adhere to applicable zoning and fire regulations regarding the use and storage of any hazardous substances. Further, there is no evidence that the site has been used for underground storage of hazardous materials (See Appendix C and Appendix D). The Phase I ESA performed on behalf of the Project indicates that the project site is located on relatively flat topography and is approximately 365 feet above mean sea level. The site is not located adjacent to any steep slopes or areas that would otherwise be subject to landslides. According to the 2035 Sanger General Plan , there are no known active earthquake faults in Fresno County; however, several significant earthquakes have been felt by residents in Sanger in the past. The Five County Seismic Safety Element (FCSSE) indicates that Sanger is most likely to be affected by the White Wolf Fault, approximately 62 miles southeast, the Owens Valley Fault, approximately 70 miles east, and the San Andreas Fault, approximately 85 miles west of the City. Although the Project area occurs in an area with historically low levels of seismicity, strong ground shaking could occur in the region. The project would be designed to withstand strong ground shaking, in compliance with the California Building Code, to minimize the potential effects of ground shaking and other seismic activity. As discussed above, the Project site is located outside of any Special Flood Hazard Areas, or other Areas of Flood Hazard, which indicates there are no flooding risks associated with the site.</p>	
SOCIOECONOMIC			
Employment and Income Patterns	2	Construction on the Project site would provide short-term construction work but would not affect employment in the long-term. No adverse effect is anticipated from	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		the Project on employment and income within the Project area.	
Demographic Character Changes / Displacement	2	The proposed Project involves constructing affordable permanent housing for eligible residents, specifically intended for a range of family sizes, and as such, it would not result in physical barriers or reduced access that would isolate a particular neighborhood or population group; rather, it would support various sized households in need of permanent housing. The proposed Project would not induce a substantial amount of unplanned growth, as the site is currently planned for and designated as High Density Residential. There are no permanent or temporary structures currently on site, so there will be no displacement. No adverse effects are anticipated, as a result of Project development.	
Environmental Justice EA Factor	2	No adverse environmental impacts were identified. The proposed Project is not anticipated to have an adverse or disparate impact regarding environmental justice.	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	Per the Sanger Unified School District's School Site Locator, the proposed Project lies within the Lincoln Elementary School, Washington Academic Middle School and Sanger High School boundaries. The district has 15 elementary schools, six middle schools, five high schools, with two additional alternative education schools and one adult school. The Project intends to construct 136 residential units to provide permanent housing for various sized families; Project development will increase school enrollment. Funds will be needed for constructing and staffing new and/or expanded schools. School funding typically has a number of sources, such as property tax, State General Funds, special taxes, school bonds and developer fees. Pursuant to California Education Code Section	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>17620(a)(1), the governing board of any school district is authorized to levy a fee, charge, dedication, or other requirement against any construction within the boundaries of the district for the purpose of funding the construction or reconstruction of school facilities. The Project applicant would be required to pay such fees to reduce any impacts on school services. Payment of the developer fees will offset the addition of school-age children within the district. The Project site is within reasonable proximity to cultural facilities, such as museums or art exhibits. The SAM Academy (Science, Art and Music) is located at 750 N Street, approximately 0.7 miles north of the project site. The Sanger Depot Historical Museum lies approximately 0.9 miles to the northwest and is near the Sanger Branch Library. Cultural facilities are accessible from the Project site via public transportation and the area is well suited to pedestrian and bicycle traffic. Transit services in Sanger are provided by the Fresno County Rural Transit Agency (FCRTA) and include demand response, fixed routes, and intercity transportation between the Fresno-Clovis Metro area, Orange Cove, Parlier and Reedley. The minor increase in residents as a result of Project construction will not negatively impact any cultural facilities. As such, any impacts would be less than significant.</p>	
Commercial Facilities (Access and Proximity)	2	<p>The Project site is in an area comprised largely of residential neighborhoods, with some adjacent commercial businesses. The nearest commercial land uses are located immediately south, east and northwest. The closest commercial businesses consist of several auto repair shops, a Little Caesar's Pizza, and an eatery called The Healthy Spot. The Project is not anticipated to have any adverse effect on any commercial facilities. The proposed Project</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		is located within walking distance of public transportation and within close proximity to shopping and services.	
Health Care / Social Services (Access and Capacity)	2	The nearest medical facility to the site is the Adventist Health Medical Office, located at 1939 Academy Avenue, approximately 0.3 miles to the south. Classic Urgent Care is located at 622 Academy Avenue, approximately 0.9 miles to the north. The nearest pharmacy is Barr Pharmacy, located at 1825 Academy Avenue, located less than one quarter-mile south of the site. The site is designated for residential land uses and as such, the population increase as a result of project implementation has been accounted for in City planning documents and City services, including medical services. Additional services are located within a convenient distance of the Project site. No adverse effects are anticipated to local health care and social services.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	The City of Sanger contracts the collection of garbage, green waste, and recyclables to Mid Valley Disposal. This contractor is one of eight waste and recycling haulers that are part of the Exclusive Service Area Program (ESAP) in Fresno County, which is a program designed to offset the quantity of solid waste being sent to local area landfills. Typical amounts of construction waste will be generated as part of project implementation, such as lumber, drywall, metals, carpet, plastic, pipe, dirt, paper and cardboard. Many of these materials can be reused or recycled; however, lumber makes up the majority of construction debris that goes to a landfill. The proposed Project is not expected to generate excessive solid waste and the landfills in Fresno County should have adequate capacity to accept the additional solid waste generated by the Project under existing conditions.	
Waste Water and Sanitary Sewers	2	The Sanger Public Works Department currently provides sewer and wastewater	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
(Feasibility and Capacity)		service to the City. The City's wastewater treatment facilities consist of a domestic plant and an industrial plant. All wastewater is collected and treated at these plants; however, all stormwater is diverted to stormwater percolation basins. The facilities treat an average of 1.764 million gallons per day. The Project will connect to the City's existing sanitary sewer service. The storm water collection system design will be subject to review by the City Public Works Department. The Project will be required to meet standard specifications to connect to the existing system.	
Water Supply (Feasibility and Capacity)	2	The City of Sanger's Water Division is responsible for providing safe and sanitary water to its residents, while protecting the long-term viability of underground aquifers. The City's water system is comprised of 8 active well sites, two above-ground water storage tanks, and a complex system of water distribution mains in varying diameters. The City is capable of producing 14,458 acre-feet per year; the current demand is 5,364 acre-feet per year. The Project site was included in the City's General Plan land use/water use projections and as such, Project implementation will not result in additional use of groundwater that was not already accounted for in the City's infrastructure planning documents. The Project will connect to the existing City of Sanger water supply.	
Public Safety - Police, Fire and Emergency Medical	2	The City of Sanger Police Department is located at 1700 7th Street, approximately 0.9 miles from the site, while the Sanger Fire Department is located at 601 West Avenue, also approximately 0.9 miles from the site. The Sanger Police Department is expected to be able to provide a timely response to most calls anywhere in the City. The City of Sanger requires all new development to meet or exceed all Fire	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		Code provisions (California Fire Code, California Code of Regulations/Title 19, and Sanger Municipal Code) which provides guidelines for designing and maintaining access roadways for fire department apparatus. The Public Works Department and Fire Department review all development applications during the review process to ensure compliance with fire suppression standards and emergency response access. The City of Sanger Fire Department will continue to provide fire, rescue, emergency services management, and emergency medical services to the Project area, while law enforcement services will continue to be provided by the City of Sanger Police Department.	
Parks, Open Space and Recreation (Access and Capacity)	2	Sanger Parks and Recreation maintains and operates six parks facilities in the City; Cesar Chavez park, Greenwood Park, Jenni park, JFK Park, Sanger Park and Veteran's Park. These parks involve a variety of activities including ball fields, play structures, trail areas, community centers, walking paths, and exercise stations. JFK Park is approximately 0.4 miles to the east of the Project site. There are parks, recreational and cultural facilities within reasonable distance of the Project site, as well as being accessible by public transportation. Additionally, the site design for the project includes an outdoor play area, basketball courts and picnic tables for residents to utilize.	
Transportation and Accessibility (Access and Capacity)	2	Proposed Project implementation will contribute to traffic volumes for roadways, in their existing condition, in the area. Academy Avenue, which runs north-south just past the Project site's eastern boundary, is considered a Principal Arterial by the City of Sanger General Plan. North Avenue, which runs east-west one block down from Project site's southern boundary, is considered a Minor Arterial.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>Cross-town function and circulation in regards to these arterials are not expected to be impaired by the proposed Project. Additionally, the Project purposes and the conditions of approval will require that the access to the site be improved to City Standards. Therefore, the Project, upon satisfaction of the required conditions of approval, will be in compliance with accessibility for elderly and disabled residents and visitors and emergency vehicle access. The project is located within walking distance to public transportation and within close proximity to shopping and services. The Fresno County Rural Transit Agency (FCRTA) provides transit services to the City and the surrounding communities, including the Fresno-Clovis metro area, Orange Cove, Parlier and Reedley. This system provides demand response and fixed routes throughout the City, providing access to major medical, educational, and recreational centers.</p>	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	<p>The Project site occurs within the Urban Development Area for the City of Sanger and is dominated by residential development and commercial businesses. There are no unique natural features or water resources in the Project vicinity. During construction stormwater drainage will be managed as part of the Storm Water Pollution Prevention Plan (SWPPP) and a copy of that SWPPP will be retained on-site during construction. At project buildout, the stormwater will tie into the City's existing storm drain system. The storm water collection system design will be subject to review and approval by the City Public Works Department. The Project is not expected to adversely affect natural features or water resources.</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	Wildlife within the urban development area of Sanger is minimal, as the highly disturbed nature of the environment provides little ideal habitat. The Project site is currently graded and maintained. No species listed as threatened or endangered under Federal Endangered Species Act are anticipated to be found in the Project area due to lack of habitat and its highly disturbed nature. Species of Special Concern are considered to have a low probability of occurrence on the Project site due to limited potential roosting habitat and open foraging areas. However, implementation of mitigation measures will ensure that the Project will not adversely affect any federally protected species.	
Other Factors 1			
Other Factors 2			
CLIMATE AND ENERGY			
Climate Change	2	FEMA has established the National Risk Index, which is a data set and online tool to illustrate the US communities most at risk for 18 natural hazards, which could be exacerbated by climate change. According to FEMA's National Risk Index, the risk index is relatively high at the Project site and all of Fresno County. However, the Project would be designed to meet the most recent Title 24 standards. Title 24 specifically establishes energy efficiency standards for residential and non-residential buildings constructed in the State of California in order to reduce energy demand and consumption, which in turn reduces greenhouse gas emissions. As discussed previously, the project is located within walking distance to public transportation and within close proximity to shopping and services. The Fresno County Rural Transit Agency (FCRTA) provides transit services to the City and the surrounding communities. This system	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		provides several different routes throughout the City, providing access to major medical, educational, and recreational centers. Design elements are included to reduce greenhouse gas emissions and as such, no adverse effects due to climate change are anticipated with project implementation.	
Energy Efficiency	2	Development of the Cherry Crossing Development would increase the demand for electricity and natural gas within the Project area; however, it involves a necessary and efficient use of energy resources. Construction equipment fleet turnover and increasingly stringent state and federal regulations on engine efficiency, combined with local, state, and federal regulations limiting engine idling times and requiring recycling of construction debris, would further reduce the amount of transportation fuel demand during Project construction. Considering these factors that optimize transportation fuel use and that the Project would be built to meet demand for permanent housing, the proposed Project would not result in the wasteful and inefficient use of energy resources during construction. As discussed previously, the Project would be designed to meet the most recent Title 24 standards. Title 24 specifically establishes energy efficiency standards for residential and non-residential buildings constructed in the State of California in order to reduce energy demand and consumption. The integration of energy-saving building design elements required by Title 24, such as added insulation and air sealing, efficient heating and cooling, domestic hot water systems, rooftop solar, high performance glazed windows and doors and high-efficiency lighting, will increase the efficiency of energy utilized throughout the life of the Project. Title 24 is updated	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		periodically to incorporate and consider new energy efficiency technologies and methodologies. Compliance with Title 24 standards would ensure the Project would not result in wasteful or inefficient use of electricity or natural gas during operation of the project. Adverse effects resulting from inefficient energy usage are not anticipated.	

Supporting documentation

Additional Studies Performed:

No additional studies were performed as part of the environmental review. Several studies were performed and have been referenced and uploaded in previous sections, and include ASTM Phase I and Phase II Site Assessments, an Acoustical Analysis, CalEEMod Air Quality Analysis, and a Cultural Resource Study.

Field Inspection [Optional]: Date and completed by:

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

Development Services and Capital Projects, Attn: Chris Motta, Division Manager; Development Services and Capital Projects, Policy Planning, ALCC, Attn: Mohammad Khorsand; Water and Natural Resources Division, Transportation Planning, Attn: Hector Luna Water and Natural Resources, General Plan, Attn: Yvette Quiroga Community Development Division / Water and Natural Resources Division, Attn: Augustine Ramirez, Division Manager Department of Public Health, Environmental Health Division, Attn: Kevin Tsuda/Deep Sidhu/Cindy Sauls; Regional Water Quality Control Board, Central Valley Region, Attn: centralvalleyfresno@waterboards.ca.gov; Southern San Joaquin Valley Information Center; California Dept. of Transportation (Caltrans), Attn: Dave Padilla/Isla Nicholas; U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Matthew Nelson; CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov; State Water Resources Control Board, Division of Drinking Water, Attn: Caitlin Juarez, Jose Robeldo; San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn: PIC Supervisor; Native American Heritage Commission; City of Sanger Fire Department, Attn: Joshua Daniel; City of Sanger Police Department, Attn: Greg Garner; City of Sanger Public Works, Attn: John Mulligan; City of Sanger Community Development, Attn: David Brletic; US Environmental Protection

Agency, Attn: Karen Vitulano; Various Native American Tribes, list as provided by NAHC (attached)

[Tribal Contact List 5-17-2022.pdf](#)

[SPR2022-07 SB 35 Cherry Crossing Approval Final.pdf](#)

List of Permits Obtained:

City of Sanger - Site Plan Review City of Sanger - Building Permits City of Sanger / California Department of Housing and Community Development - SB 35 Approval

Public Outreach [24 CFR 58.43]:

A Notice of Environmental Review was published on August 3, 2023 in the Mid-Valley Times. The combined FONSI and Notice of Intent to Request Release of Funds was published on October 25, 2023 in The Business Journal. The Notice and EA were also posted online on the County's website at www.fresnocountyca.gov/grants

[Proof of Publication- Cherry Crossing - Initial Notice of Env Review.pdf](#)

[Proof of Publication- FONSI RROF Notice.pdf](#)

Cumulative Impact Analysis [24 CFR 58.32]:

Minor cumulative impacts include slight increases in traffic, noise and vibration, and air and greenhouse gas emissions in the project APE. If implemented, the project will alleviate cumulative conditions as it relates to affordable housing, with current capacity not meeting the needs of the Sanger area. Smart energy, appliances and technologies will ensure that the project has little to no impact on the existing power grid and reduce average energy consumption in the area per unit, translating to potential savings for property owners and project residents.

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

The project developer obtained a list of parcels that were zoned appropriately and designated for multi-family residential uses under the City of Sanger General Plan. The parcel list was utilized to determine the location of available sites that would meet its program objectives and general housing guidelines for low-income residents. Individual sites were evaluated based on criteria for selection under the voucher program.

No Action Alternative [24 CFR 58.40(e)]

Under the no action alternative, project construction would not be authorized and the project site would remain vacant and undeveloped. The City would not realize the potential positive impact(s) provided by this project; the level of service for current programs would be unchanged and insufficient availability of housing issues would

persist and/or be addressed by other means. This alternative would not meet the Project's objective.

Summary of Findings and Conclusions:

The analyses of environmental issues contained in this document indicate that the project is not expected to have substantial impact on the environment. Mitigation measures have been incorporated in the Project to reduce all potentially significant impacts to less than significant.

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	Comments on Completed Measures	Mitigation Plan	Complete
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.	N/A	Construction management shall be responsible for monitoring ground disturbance activities.	
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.	N/A	Plans will be checked to verify that the proposed units will have air conditioning or mechanical ventilation.	

Project Mitigation Plan

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

No

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

Screen Summary

Compliance Determination

The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.

Supporting documentation

[ref 1 - airport.jpg](#)

Are formal compliance steps or mitigation required?

Yes

No

Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

This project is located in a state that does not contain CBRA units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

Compliance Determination

This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

No. This project does not require flood insurance or is excepted from flood insurance.

Yes

2. Upload a FEMA/FIRM map showing the site here:

[FIRMETTE_AHP2094.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

No

Based on the response, the review is in compliance with this section.

Yes

4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?

Yes

✓ No

Screen Summary

Compliance Determination

The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

Yes

No

Air Quality Attainment Status of Project's County or Air Quality Management District

2. Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?

No, project's county or air quality management district is in attainment status for all criteria pollutants.

Yes, project's management district or county is in non-attainment or maintenance status for the following criteria pollutants (check all that apply):

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide

- ✓ Ozone
- ✓ Particulate Matter, <2.5 microns
- Particulate Matter, <10 microns

3. What are the *de minimis* emissions levels (40 CFR 93.153) or screening levels for the non-attainment or maintenance level pollutants indicated above

Ozone	0.08	ppb (parts per million)
Particulate Matter, <2.5 microns	12.00	µg/m ³ (micrograms per cubic meter of air)

Provide your source used to determine levels here:

The San Joaquin Valley Air Basin (SJVAB) is managed by the San Joaquin Valley Air Pollution Control District and is designated nonattainment for Ozone and PM_{2.5}. The screening levels above are the national nonattainment thresholds.

4. Determine the estimated emissions levels of your project. Will your project exceed any of the *de minimis* or threshold emissions levels of non-attainment and maintenance level pollutants or exceed the screening levels established by the state or air quality management district?

- ✓ No, the project will not exceed *de minimis* or threshold emissions levels or screening levels.

Enter the estimate emission levels:

Ozone	ppb (parts per million)
Particulate Matter, <2.5 microns	µg/m ³ (micrograms per cubic meter of air)

Based on the response, the review is in compliance with this section.

Yes, the project exceeds *de minimis* emissions levels or screening levels.

Screen Summary

Compliance Determination

Fresno County is located within the San Joaquin Valley and is under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The San Joaquin Valley is classified as an extreme nonattainment area for O₃, a nonattainment area for

PM2.5, and an attainment area for CO, SO₂, NO₂, and Pb. Construction of the proposed Project involves the construction of a 136-unit permanent housing development, with the accompanying appurtenances- curb and gutter, sidewalks, parking, landscaping and the extension of underground public infrastructure. Emissions from Project construction and operation were generated utilizing CalEEMod Version 2020.4.0. and are provided below (Output files provided in App B - CalEEMod, attached). Construction Max Tons/Year of Ozone precursor (ROG): 1.51 de minimus threshold: 10 tons/year Exceeds threshold: No Max Tons/Year of PM2.5: 0.13 de minimus threshold: 100 tons/year Exceeds threshold: No Max Tons/Year of PM10: 0.24 de minimus threshold: 100 tons/year Exceeds threshold: No Operation Tons/Year of Ozone precursor (ROG): 1.11 de minimus threshold: 10 tons/year Exceeds threshold: No Tons/Year of PM2.5: 0.25 de minimus threshold: 100 tons/year Exceeds threshold: No Tons/Year of PM10: 0.87 de minimus threshold: 100 tons/year Exceeds threshold: No As demonstrated above, the Project's estimated construction and operational emissions levels are below de minimus levels for nonattainment pollutants and as such, the project is in compliance with the Clean Air Act. Furthermore, the SJVAPCD (Air Quality Review Board) has published their "Guidance for Assessing and Mitigating Air Quality Impacts" (GAMAQI). Section 7.12 on page 65 states, "Thus, projects with emissions below the thresholds of significance for criteria pollutants would be determined to "Not conflict or obstruct implementation of the District's air quality plan." Also, per the GAMAQI Thresholds of Significance for criteria pollutants , along with the air emissions output files for this project referenced above, the project's estimated emissions are well below the significance thresholds for being inconsistent with an applicable plan. As such, it is concluded that the project conforms with the state implementation plan as designed by the local AQRB for the subject county.

Supporting documentation

[App B - CalEEMod.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?

Yes

No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.

Supporting documentation

[CoastalZoneMemo.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Contamination and Toxic Substances

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)

1. How was site contamination evaluated? Select all that apply. Document and upload documentation and reports and evaluation explanation of site contamination below.

- American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA)
- ASTM Phase II ESA
- Remediation or clean-up plan
- ASTM Vapor Encroachment Screening
- None of the Above

2. Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)

No

Yes

Screen Summary

Compliance Determination

Supporting documentation

[Phase II Report 02-25-2022.pdf](#)

[Phase I Report 01-10-2022.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Endangered Species

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

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.

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

- ✓ Yes, the activities involved in the project have the potential to affect species and/or habitats.

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

- ✓ 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. Document and upload all documents used to make your determination below.

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.

Screen Summary**Compliance Determination**

This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. This project is in compliance with the Endangered Species Act.

Supporting documentation

[AHP2094 Site Street View.jpg](#)

[EA AHP2094_IPaC_report.pdf](#)

[ref 3 - critical habitat.jpg](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

No

Yes

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

No

Yes

3. Within 1 mile of the project site, are there any current or planned stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR
- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

If all containers within the search area fit the above criteria, answer "No." For any other type of aboveground storage container within the search area that holds one of the flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer "Yes."

No

Yes

4. Based on the analysis, is the proposed HUD-assisted project located at or beyond the required separation distance from all covered tanks?

Yes

Based on the response, the review is in compliance with this section.

No

Screen Summary

Compliance Determination

There is a current or planned stationary aboveground storage container of concern within 1 mile of the project site. The Separation Distance from the project is acceptable. The project is in compliance with explosive and flammable hazard requirements.

Supporting documentation

[Storage Tanks Map.jpg](#)

[STORAGE TANKS List and Analysis.xlsx](#)

Are formal compliance steps or mitigation required?

Yes

No

Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

Yes

No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

The project site is vacant land within an urban developed city. California Important Farmland Finder identifies the land as "Urban and Built-Up Land." No agricultural land will be impacted.

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.

Supporting documentation

[ref 4 - farmland.jpg](#)

Are formal compliance steps or mitigation required?

Yes

No

Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	24 CFR 55

1. Do any of the following exemptions apply? Select the applicable citation? [only one selection possible]

55.12(c)(3)

55.12(c)(4)

55.12(c)(5)

55.12(c)(6)

55.12(c)(7)

55.12(c)(8)

55.12(c)(9)

55.12(c)(10)

55.12(c)(11)

None of the above

2. Upload a FEMA/FIRM map showing the site here:

[FIRMETTE_AHP2094.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use **the best available information** to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site.

Does your project occur in a floodplain?

No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

This project does not occur in a floodplain. The project is in compliance with Executive Order 11988.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Historic Preservation

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" https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

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.)

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)].

- ✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

Step 1 – Initiate Consultation

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

- ✓ State Historic Preservation Offer (SHPO) Completed

- ✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

- ✓ Big Sandy Rancheria of Western Mono Indians Response Period Elapsed

✓ Cold Springs Rancheria of Mono Indians	Response Period Elapsed
✓ Dumna Wo-Wah Tribal Government	Response Period Elapsed
✓ Kings River Choinumni Farm Tribe	Response Period Elapsed
✓ North Valley Yokuts Tribe	Response Period Elapsed
✓ Picayune Rancheria of the Chukchansi Indians	Response Period Elapsed
✓ Santa Rosa Rancheria Tachi Yokut Tribe	Completed
✓ Table Mountain Rancheria	Response Period Elapsed
✓ Traditional Choinumni Tribe	Completed
✓ Tule River Indian Tribe	Response Period Elapsed
✓ Wuksache Indian Tribe/ Eshom Valley Band	Response Period Elapsed
✓ Other Consulting Parties	
✓ Native American Heritage Commission	Completed

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

Native American Heritage Commission was consulted, and Tribes NAHC identified were contacted for Section 106 consultation.

Document and upload all correspondence, notices and notes (including comments and objections received below).

Was the Section 106 Lender Delegation Memo used for Section 106 consultation?

Yes

No

Step 2 – Identify and Evaluate Historic Properties

- 1. Define the Area of Potential Effect (APE), either by entering the address(es) or**

uploading a map depicting the APE below:

the proposed project would be limited up to approximately 3.29 acres, located at Cherry and Sanger Ave., Sanger, CA (APN# 322-123-27, 322-123-17, 322-123-34). The Area of Potential Effects (APE) was defined as a 1/8-mile radius of the proposed project site.

In the chart below, list historic properties identified and evaluated in the APE. Every historic property that may be affected by the project should be included in the chart.

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

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information
----------------------------------	-----------------------------	------------------	--------------------------

Additional Notes:

Project site is currently vacant. No historic properties identified.

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

Yes

Document and upload surveys and report(s) below.

For Archeological surveys, refer to HP Fact Sheet #6, Guidance on Archeological Investigations in HUD Projects.

Additional Notes:

Project site is currently vacant. No historic properties identified.

No

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 guidance on direct and indirect effects.

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

Based on the response, the review is in compliance with this section. Document and upload concurrence(s) or objection(s) below.

Document reason for finding:

- ✓ No historic properties present.

Historic properties present, but project will have no effect upon them.

No Adverse Effect

Adverse Effect

Screen Summary**Compliance Determination**

Because unidentified cultural resources could be uncovered during proposed Project construction which could result in a potentially significant impact, mitigation has been incorporated. 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. Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106.

Supporting documentation

[HUD_2023_0921_002 Fresno Co HOME proj Cherry and Sanger Ave SN 10-23-23.pdf](#)
[SHPO Letter - Cherry Crossing - signed.pdf](#)
[SHPO Attachments.pdf](#)

Are formal compliance steps or mitigation required?

- ✓ Yes

No

Noise Abatement and Control

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972 General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B

1. What activities does your project involve? Check all that apply:

- New construction for residential use

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster
None of the above

4. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport).

Indicate the findings of the Preliminary Screening below:

There are no noise generators found within the threshold distances above.

- ✓ Noise generators were found within the threshold distances.

5. **Complete the Preliminary Screening to identify potential noise generators in the**

- ✓ Acceptable: (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Indicate noise level here: 62

Based on the response, the review is in compliance with this section. Document and upload noise analysis, including noise level and data used to complete the analysis below.

Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Unacceptable: (Above 75 decibels)

HUD strongly encourages conversion of noise-exposed sites to land uses compatible with high noise levels.

Check here to affirm that you have considered converting this property to a non-residential use compatible with high noise levels.

Indicate noise level here: 62

Document and upload noise analysis, including noise level and data used to complete the analysis below.

Screen Summary

Compliance Determination

A Noise Assessment was conducted. The noise level was acceptable: 62.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation. A specific analysis of interior noise levels was not performed. However, it may be assumed that residential construction methods complying with current building code requirements will reduce exterior noise levels by approximately 25 dB if windows and doors are closed. This will be sufficient for compliance with the City's 45 dB Ldn interior standard at all proposed lots. Requiring that it be possible for windows and doors to

remain closed for sound insulation means that air conditioning or mechanical ventilation will be required.

Supporting documentation

[App F - Noise.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Sole Source Aquifers

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

Yes

No

2. Is the project located on a sole source aquifer (SSA)?

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

No

Yes

3. Does your region have a memorandum of understanding (MOU) or other working agreement with Environmental Protection Agency (EPA) for HUD projects impacting a sole source aquifer?

Yes

Document and upload MOU or Agreement below.

No

4. 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. This information will be automatically included in the Mitigation summary for the environmental review. If negative effects cannot be mitigated, cancel the project using the button at the bottom of this screen

Yes

Document and upload where your project fits within the MOU or working agreement below. Based on the response, the review is in compliance with this section.

No

Screen Summary

Compliance Determination

The project is located on a sole source aquifer. The region has an MOU or other working agreement with EPA for HUD projects impacting a sole source aquifer, and the MOU or working agreement excludes the project from further review. The project is in compliance with Sole Source Aquifer requirements.

Supporting documentation

[HUD SSA MOU.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed. Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order

No

Yes

2. Will the new construction or other ground disturbance impact an on- or off-site wetland? The term "wetlands" means those areas that are inundated by 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.

"Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands."

No, a wetland will not be impacted in terms of E.O. 11990's definition of new construction.

Based on the response, the review is in compliance with this section. Document and upload a map or any other relevant documentation below which explains your determination

Yes, there is a wetland that be impacted in terms of E.O. 11990's definition of new construction.

Screen Summary

Compliance Determination

The project site is vacant land within an urban environment. No wetlands were identified on or in the vicinity of the project site. The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.

Supporting documentation

[ref 6 - wetlands.jpg](#)

Are formal compliance steps or mitigation required?

Yes

No

Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

1. Is your project within proximity of a NWSRS river?

No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

Screen Summary

Compliance Determination

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation

[Fresno County Nationwide Rivers Inventory.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Environmental Justice

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?

Yes

No

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No