

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

Project Information

Project Name: 850-Almar-Avenue-

HEROS Number: 900000010399449

Start Date: 05/17/2024

Responsible Entity (RE): SANTA CRUZ, 809 Center St Santa Cruz CA, 95060

RE Preparer: Jessie Bristow

State / Local Identifier:

Certifying Officer: Jessie Bristow

Grant Recipient (if different than Responsible Entity): CRP Affordable Housing and Community Development

Point of Contact: Garrett Bascom

Consultant (if applicable): Partner Engineering and Science, Inc.

Point of Contact: Allyson Shaw

40 CFR 1506.5(b)(4): The lead agency or, where appropriate, a cooperating agency shall prepare a disclosure statement for the contractor's execution specifying that the contractor has no financial or other interest in the outcome of the action. Such statement need not include privileged or confidential trade secrets or other confidential business information.

- ✓ By checking this box, I attest that as a preparer, I have no financial or other interest in the outcome of the undertaking assessed in this environmental review.

Project Location: 850 Almar Ave, Santa Cruz, CA 95060

Additional Location Information:

The subject property is located on the east side of Almar Avenue and the southwest side of Rankin Street within a residential, commercial, and retail area of Santa Cruz County. The immediate surrounding property include Santa Cruz Fire Department Station 3 (335 Younglove Avenue), Discovery West Preschool (208 Rankin Street), and single-family residences (212-232 Rankin Street) to the northeast across Rankin Street, Monterey Bay Sanctuary Scenic Trail to the southeast across the Southern Pacific Transportation Railway, and a retail building occupied by Parish Pub, Great Clips, Wing Stop, Almar Cleaners, TOGO's Sandwiches, The UPS Store, and Ace Hardware (841-855 Almar Avenue) and a commercial/warehouse building (831 Almar Avenue) to the west across Almar Avenue.

Direct Comments to: Jessie Bristow
Development Manager
City of Santa Cruz Economic Development and Housing Office
(831) 420-5126 | jbristow@santacruzca.gov

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

The subject property currently consists of 1.026 acres of vacant land. There are currently no onsite operations. The subject property is improved with an in-ground utility vault on the northwest side of the property. According to available historical sources, the subject property was formerly developed with a single-family residence with coops and a garage from at least 1928 to 1952 and vacant land since at least 1957 with temporary use as a parking lot/storage yard in 2009. Tenants on the subject property have included a resident (1950). The subject property is proposed to receive financing via Project Based Vouchers. The proposed project will be the new construction of a residential structure consisting of 38 affordable housing units.

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

The project is projected to increase affordable housing units by 38 units located on a 1.026 acres plot of land utilizing Project Based Vouchers. According to the City of Santa Cruz 2030 General Plan, Santa Cruz has set forth goals to encourage development of housing affordable to people with special housing needs including seniors, people with disabilities, college students, single income households, and people experiencing homelessness and promote affordable housing developments

while balancing the community needs with social and environmental responsibility. The subject property fills the need for safe, resilient, and affordable housing opportunities for the City of Santa Cruz.

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

The subject property is located on the west side of Santa Cruz, California. The geographical and physical region provide a positive environment for residents and businesses. The surrounding area of the subject property is mixed, commercial, light industrial, and single-family residential neighborhoods. The project is located on a major intersection which offers many amenities including restaurants, retail, and employment options.

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

[850 Almar Ave EA 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	Funding Amount
#	Public Housing	Project-Based Voucher Program	\$7,084,227.00

Estimated Total HUD Funded, \$20,933,832.00
Assisted or Insured Amount:

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$38,551,485.00

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. The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. The project does not require flood insurance or is excepted from flood insurance. 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). According to Community Panel Number 06087C0333F, dated September 29, 2017, the subject property is not located within a Special Flood Hazard Area (SFHA). Review of the online NFIP information, the city and county are active participants within the NFIP. The community identification numbers are as follows: city CID is 060355F and county CID is 060353F. 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, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project's county or air quality management district is in attainment status for all criteria pollutants. Review of the online EPA air quality information for California through the EPA State Implementation Plan (SIP) indicated the designated areas for SIP requirements does not include the subject property. As such, nonattainment pollutant areas are not considered a concern for the subject property. The project is in compliance with the Clean Air Act.
Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is located in a Coastal Zone, but it has been determined to be consistent with the State Coastal Management Program. The subject property is located partially within a designated Coastal Management Zone. The proposed project includes new construction of a residential complex. A Consistency Review Request has been submitted to the City of Santa Cruz Planning and Community Development department who processes coastal permits. According to Ms. Rina Zhou with the City, the applicant, CRP Affordable Housing and Community Development, is already in process of an application for a coastal permit. No further action appears warranted at this time. 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Based on the results of the Phase II Subsurface Investigation, no petroleum hydrocarbons, VOCs, or metals were detected in soil at concentrations above regulatory screening criteria and/or background levels. As such, there is no discernable risk to human health and/or the environment and no special handling of the on-site soils during future development activities appears warranted. PCE was detected in one of

		<p>the soil gas samples at a concentration exceeding regulatory screening criteria and the source of the identified impacts is likely attributed to the historical off-site dry cleaning operations. Benzene was detected in each of the soil gas samples at concentrations exceeding regulatory screening criteria and the source of the identified impacts is unknown at this time. Based on the expected future residential occupancy of the subject property, the identified soil gas impacts represent a potential vapor intrusion concern for the future occupants of the subject property. Partner recommends additional steps (i.e., further testing and/or implementation of a vapor intrusion mitigation system) to address the identified vapor intrusion concern at the subject property. According to the National Pipeline Mapping System (NPMS), there is a pipeline located approximately 100 feet to the southeast of the subject property, beneath Seaside Street (ID 1818-01). According to the NPMS, the pipeline is currently active and operated by Pacific Gas & Electric Company (PG&E) and carries natural gas. PG&E informed that the pipeline is less than 48 inches in diameter, and has an operating pressure of 303 pounds per square inch (PSIG). A representative with PG&E additionally verbally confirmed that the depth of the pipeline is 4.5 feet below the ground surface. According to a Baseline Pipeline Impact Radius Analysis performed by PSI LLC, the depth is sufficient for buildings and other ancillary structures, but not for outdoor areas of congregation. Buildings in this report are additionally depicted as "man-made barriers." A review of the civil plan for the proposed construction depicts the proposed building oriented on the line of site to</p>
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		<p>the pipeline, and it is therefore expected that the proposed building will create a "man-made barrier" to the outdoor gathering areas on the subject property. As such, the identified pipeline is not considered to be a concern. According to online information, there are no natural gas or petroleum wells located on or in a one-mil radius to the subject property. The subject property is not located within the fall distance of a high voltage power transmission tower, or other tower. Natural hazards include faults/fractures, cliffs, bluffs, crevices, slope failure from rains, unprotected water bodies, fire hazard materials, wind/sand storm concerns, poisonous plants/insects/animals, or hazardous terrain features. No natural or built hazards were identified during the field reconnaissance. Review of the US Environmental Protection Agency (EPA) Radon Zone Map and county information indicates the subject property is located within Radon Zone 2. Based on the proposed development activities, radon mitigation is warranted as part of new construction activities. Per HUD guidelines, radon mitigation activities are required to be implemented during the construction phase of the subject property per CC-1000, latest edition, Soil Gas Control Systems in New Construction of Buildings. The guidelines require soil gas control for all portions of the foundation system and post-construction testing will be required by a licensed radon professional.</p>
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. Partner reviewed the U.S. Fish & Wildlife Service (USFW) Planning and Conservation (IPaC)</p>

		<p>database for threatened and endangered species and critical habitats for project area. A summary of the IPaC database indicates nine endangered, seven threatened, one proposed threatened, and no critical habitats are within the project area. According to a Biological Habitat Assessment prepared by Partner on February 20, 2024, designated critical habitat for endangered species was not identified at the subject property. Evidence of suitable foraging habitat for the Monarch butterfly was observed at the subject property. The Monarch Butterfly is a candidate species and not yet listed or proposed for listing. Consultation with UUSFWS under section 7 of the Endangered Species Act is not required for candidate species like the monarch. As such, while the proposed development at the subject property "May Effect" this species, no further action is required with regarding to compliance with Section 7 of the Endangered Species Act. No further action is required regarding these species. This project is in compliance with the Endangered Species Act.</p>
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. Partner observed five ASTs at the Santa Cruz Nutritionals facility located approximately 3,026 feet to the southwest of the property. The content and the size of the ASTs was not provided. Partner estimated the size of the tanks to be approximately 24,822 gallons each. The following ASDs were calculated for two scenarios- no pressure and under pressure tanks, in accordance with HUD guidelines included in 24 CFR Part 51 Subpart C for no pressure AST: * ASD for Thermal Radiation for Buildings (ASDBPU) is</p>

		<p>221.94 feet; and * ASD for Thermal Radiation for People (ASDPPU) is 1,054.12 feet. For the AST under pressure: * ASD for Blast Over Pressure (ASDBOP) is 633.33 feet; * ASD for Thermal Radiation from People (ASDPPU) 1,054.12 feet; and * ASD for Thermal Radiation from Buildings (ASDBOU) 221.94 feet. Additionally, Partner observed the Santa Cruz Wastewater Treatment facility located approximately 3,533 feet to the southeast of the subject property. Based on the nature of the facility, these ASTs are not expected to represent an explosive hazard. Results indicate the observed ASTs are located at an acceptable distance from the subject building or from outdoor areas of gathering. As such, no additional action appears warranted. The project is in compliance with explosive and flammable hazard requirements.</p>
<p>Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project includes activities that could potentially convert agricultural land to a non-agricultural use, but an exemption applies. The subject property is an existing multifamily facility, and because the project does not convert agricultural land to non-agricultural land, the Federal Farmland Protection Policy Act (FPPA) is not triggered. According to the USDA mapped soil information, the onsite soils are rated as farmland of statewide importance. According to the Geography Division, U.S. Census Bureau map, the subject property is located within an urban area. The project is in compliance with the Farmland Protection Policy Act.</p>
<p>Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project does not occur in the FFRMS floodplain. Partner performed a review of the Flood Insurance Rate Map (FIRM), published by the Federal Emergency Management Agency.</p>

		<p>According to Community Panel Number 06087C0333F, dated September 29, 2017, the subject property appears to be located in Unshaded Flood Zone X (unshaded), defined as areas determined to be outside the 0.2% annual chance floodplain. No preliminary FEMA FIRM (p-FIRM) are available for the subject property at this time. Per Executive Order (EA 11988), no additional action is warranted as the subject property is considered to be a non-critical action site. However, HUD adopted FEMA's Federal Flood Risk Management Standard (FFRMS), which became effective May 23, 2024, with a compliance date of June 24, 2024. (Of note, for FHA and MAP-guide compliant programs / projects, HUD has extended the compliance deadline to Jan. 1, 2025). Per EO 13690 for FFRMS, the following methods were assessed: 1. Climate Informed Science Approach (CISA) - According to FEMA's beta tool, referred to as the Federal Flood Standard Support Tool (FFST), the subject property is not located within a FFRMS CISA area. Additionally, a review of Santa Cruz County flood mapping information did not identify the subject property within a floodplain. 2. 0.2 Percent Annual Chance of Flooding (PFA) (0.2 PFA) - Based on the FEMA FIRM, the subject property area is located within an area designated as Flood Zone X, unshaded. Additionally, according to a review of the current Flood Insurance Study (dated September 29, 2017), the subject property is not within the 0.9 percent annual chance of flooding. 3. Freeboard Value Approach (FVA) - Based on the FEMA FIRM, the subject property is situated approximately 4,694 feet east of the nearest special flood hazard area (SFHA), which is Flood</p>
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		<p>Zone AE, and approximately 4,745 feet east of a regulatory floodway. The base flood elevation (BFE) for the SFHA (at Moore Creek) is listed at 44.5 feet and the regulatory floodway is listed at an elevation of 43.5 feet. (see attached current FIS SFHA and floodway data). Per FFRMS, the 2-feet freeboard approach is added vertically and horizontally to the SFHA/Regulatory Floodway. As such, the FFRMS flood elevation for the SFHA/Regulatory Floodway is 46.5 feet and 45.5 feet, respectively. The lowest point on the subject property, per the ALTA survey for the subject property dated February 15, 2024, is located on the southwest corner and is 55.76 feet. Based on the FVA information, the subject property is located approximately 9.26 feet higher than the noted flood areas (SFHA + Regulatory Floodway). As such, the FVA does not apply to this project, and the subject property is not located in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690.</p>
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	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.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A Noise Assessment was conducted. The noise level was acceptable: 63.0 db. See noise analysis. A Noise Assessment was conducted. The noise level was normally unacceptable: 67.0 db. See noise analysis. A total 10-year day-night sound level (DNL) was calculated for multiple noise assessment locations (NALs), as depicted on the attached information, combining roadways with available traffic data within 1,000 feet; railways within 3,000-feet; and airports/military airfields within a 15-mile radius of the subject property,

		where applicable. A total of three (3) NALs were assessed: NAL 1 (building): 63 dB; NAL 2 (building): 60 dB; NAL 3 (playground): 62 dB. No mitigation measures are warranted. The project is in compliance with HUD's Noise regulation.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is not located on a sole source aquifer area. Based on a review of the Designated Sole Source Aquifers National Map, published by the USEPA, the subject property is not located in a sole source aquifer recharge area. The water supply for the subject property is tied into the public utilities; therefore, it does not impact existing groundwater conditions. The project is in compliance with Sole Source Aquifer requirements.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project will not impact on- or off-site wetlands. According to the U.S. Fish & Wildlife Service National Wetlands Inventory website, there are no federally regulated wetlands located on the subject or adjoining property. 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 subject property is not located within a one-mile radius of a designated Wild and Scenic River. Therefore, consultation review by the National Park Service is not required. The Wild and Scenic Rivers Act protects selected rivers in a free-flowing condition and prohibits federal support for activities that would harm a designated river's free-flowing condition, water quality or outstanding resource values. 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 immediate surrounding property include Santa Cruz Fire Department Station 3 (335 Younglove Avenue), Discovery West Preschool (208 Rankin Street), and single-family residences (212-232 Rankin Street) to the northeast across Rankin Street, Monterey Bay Sanctuary Scenic Trail to the southeast across the Southern Pacific Transportation Railway, and a retail building occupied by Parish Pub, Great Clips, Wing Stop, Almar Cleaners, TOGO's Sandwiches, The UPS Store, and Ace Hardware (841-855 Almar Avenue) and a commercial/warehouse building (831 Almar Avenue) to the west across Almar Avenue. These land uses are not expected to have a detrimental environmental impact to the subject property. The proposed activities have no potential to create discrimination or isolation of minority or low-income individuals based on the location of the subject property. Additionally, this project does not create an adverse health or environmental effect that disproportionately impacts minorities of low-income populations. The subject property is not located within an Opportunity Zone. The project is in compliance with Executive Order 12898.
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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 subject property is currently consisting of 1.026 acres of vacant land. There are currently no onsite operations. The proposed project will consist of the new construction of a residential structure consisting of 40 to 50 affordable housing units. The subject property is designated for residential development by the Santa Cruz Planning Division (SCPD). According to historical and current site information, the subject property is considered a suitable area as the subject property has not been utilized as a dump, sanitary landfill, or mine waste disposal area. Furthermore, no unusual conditions were identified at the subject property during the site reconnaissance. The impact on surrounding existing native or non-invasive vegetation and wildlife will be minimal. None of the reasonably foreseeable aspects of the proposed project or future use plans for the site conflict with the community's vision for its future.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	The 2021 United States Geological Survey (USGS) Santa Cruz, California Quadrangle 7.5-minute series topographic map was	A site civil engineer/architect will provide slope/erosion/drainage and/or storm water runoff

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately 61 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping gently towards the south-southeast. Based on information obtained from the United States Department of Agriculture (USDA) Natural Resources Conservation Service Web Soil Survey online database, the subject property is mapped as Watsonville loam. The Watsonville series consists of deep, somewhat poorly drained soils that formed in alluvium. Watsonville soils are on old coastal terraces and valleys. Slopes range from 0 to 2 percent. The proposed project would involve grading and earth moving activities and construction of a new multi-family residential complex. Construction would result in the temporary disturbance of soil and would expose disturbed areas to potential storm events. This exposure could generate accelerated runoff, localized erosion, and sedimentation.</p>	recommendations, if warranted.
Hazards and Nuisances including Site	2	Radon: Review of the U.S. Environmental Protection Agency (EPA) Radon Zone	Per HUD guidelines, radon mitigation activities are required to be implemented

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Safety and Site-Generated Noise		Map and county information indicates the subject property is located in radon zone 2. Site Generated Noise: Redevelopment of the subject property will result in short-term noise during the daylight hours. The proposed use of the subject property (residential) upon completion of construction, will not result in elevated levels of noise.	during the construction phase of the subject property per CC-1000, 2018 guidelines, Soil Gas Control Systems in New Construction of Buildings. The guidelines require soil gas control for all portions of the foundation system and post-construction testing will be required by a licensed, radon professional. Additionally, a Radon Operations and Maintenance Plan must be prepared by the radon mitigation professional upon completion of the mitigation/post-construction testing activities.
SOCIOECONOMIC			
Employment and Income Patterns	2	Santa Cruz has a population of 62,714 people on the west coast of central California. The subject property is located in Santa Cruz County. The median household income is \$96,217. The US average is \$63,214 a year. Santa Cruz county has an unemployment rate of 6.7% while the US average is 3.9%. Total employment growth in Santa Cruz County is on at 1.9 percent pace for 2023, and 1.8 percent pace in 2024. Between 2024 and 2028, job growth in Santa Cruz County will average 1.2 percent per year. Please note that above information should be verified with a Market Study, which was not provided for Partner's review.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Demographic Character Changes / Displacement	2	The subject property is currently consisting of 1.026 acres of vacant land. There are currently no onsite operations. No displacement will occur through the development of the subject property. The subject property is proposed for redevelopment with a residential structure. California population is 39 million according to the most recent United States Census estimates dated July 1, 2023. Please note that above information should be verified with a Market Study, which was not provided for Partner's review.	
Environmental Justice EA Factor	1	The proposed development is not anticipated to negatively impact minority or low income communities, and is considered to have a beneficial impact to low income communities given that the subject property is proposed for development of affordable housing units. No evidence of historical environmental injustices or disproportionate impacts burdening low-income and/or minority persons/communities were identified during the assessment activities.	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	The subject property is located within the Santa Cruz City School District. The district is comprised of four	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		elementary schools and seven secondary schools, three of which are located within a mile of the subject property. Additionally, the subject property is located near, UC Santa Cruz, UC Santa Cruz Costal, Pacific Collegiate School, Santa Cruz Museum of Art & History, Santa Cruz Museum of Natural History, Steamer Lane lighthouse, others. This development will have minimal impact on primary and secondary public schools and will not require additional educational or cultural facilities.	
Commercial Facilities (Access and Proximity)	2	The subject property is located within reasonable distance of services and commercial shopping areas, five grocery stores are located within a one-mile radius of the subject property. The subject property is located within walking distance of a commercial shopping center. The development of this project is not considered a concern and will not require additional commercial facilities.	
Health Care / Social Services (Access and Capacity)	2	The subject property is located within reasonable distance of health care and social services such as Emboline Medical Center, The Palo Alto Medical Foundation, Sutter Urgent Care- Westside, Doctors on	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		Duty, and others. Additional social services available in the area of the subject property include Youth Services, Mental Health Resource Center, Connections- Santa Cruz, New Life Community Services, Inc- Food Distribution Center, The Salvation Army Santa Cruz Corps Community Center, and others. The development of this project is not considered a concern and will not require additional medical facilities.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	Solid waste is not currently generated onsite. Some debris, such as empty beverage containers and clothing, were observed throughout the property. No illegally dumped hazardous substances were observed onsite. The project, once completed will not generate a significant amount of solid waste. This project will follow construction waste management requirements, which requires recycling of specific building materials to reduce solid waste disposal in local landfills.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	Domestic wastewater is not generated at the subject property. No industrial processes are currently performed at the subject property. The new residential structure will result in very minimal impact	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		on the designed capacity of the City of Santa Cruz Water Department Treatment Systems.	
Water Supply (Feasibility and Capacity)	2	According to available information, a public water system operated by the City of Santa Cruz Water Department serves the subject property vicinity. The sources of public water for the City of Santa Cruz are surface water and groundwater from the San Lorenzo River, the Loch Lomond Reservoir, and North Coast sources Beltz Groundwater Wells located near the City of Live Oak. According to the 2022 Annual Water Quality Report, water supplied to the subject property is in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper. Water sampling was not conducted to verify water quality.	
Public Safety - Police, Fire and Emergency Medical	2	The development of this site will have minimal impact on the City of Santa Cruz Police, Fire and Emergency Medical Services. The project meets the site access requirements for emergency vehicles, including fire truck and ambulances.	
Parks, Open Space and Recreation	2	Parks, open spaces and recreation areas are within the surrounding area. The following recreational	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
(Access and Capacity)		amenities are located within close proximity to the subject property: Natural Bridges Monarch Trail, Natural Bridges State Beach, Mitchell's Cove Beach, Lighthouse Field State Beach, Garfield Park, Bethany Curve, Sergeant Derby Park, Neary Lagoon Park, and others. The site is proposed for residential use and will have minimal impact on parks, recreational areas and open spaces within the vicinity of the subject property.	
Transportation and Accessibility (Access and Capacity)	2	The subject property is accessed via Almar Avenue and Rankin Street. The subject property is within walking distance of the Mission & Miramar Drive Bus Stop, connecting the subject property to the larger city of Santa Cruz. San Jose Mineta International Airport is located approximately 33 miles to the north of the subject property. Based on the site reconnaissance, the approaches to the subject property are convenient, safe and attractive.	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	Stormwater is removed from the property primarily due to ground infiltration. No drywells were identified on the subject property.	
Vegetation / Wildlife (Introduction, Modification,	2	It is not anticipated any changes will result in natural features from the development of the subject	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Removal, Disruption, etc.)		property. This will involve the demolition of existing improvements and redeveloped with a multi-story residential structure. The impact on any existing native or non-invasive vegetation and wildlife will be minimal.	
Other Factors 1	2	No additional factors of concern or additional information is warranted at this time.	
Other Factors 2	2	No additional factors of concern or additional information is warranted at this time.	
CLIMATE AND ENERGY			
Climate Change	2	According to FEMA's National Risk Index (NRI) online tool, the subject property census tract has an overall "Relatively High" Risk Index when compared to the rest of the U.S. Further analysis is discussed within supporting documentation.	
Energy Efficiency	2	The subject property will be developed to meet a nationally recognized green building standard. Energy efficient mechanical systems and light fixtures will be used at the site to minimize utility consumption.	

Supporting documentation[6 Climate Risk Spreadsheet 2023.pdf](#)[5 Nearby Police Department Map.pdf](#)[4 Hospital Map.pdf](#)[3 Fire Station Map.pdf](#)[2 Schools Map.pdf](#)

[1 Park map.pdf](#)

[10 Santa Cruz General Plan 2030 As Amend.pdf](#)

[9 Santa Cruz Water Quality Report.pdf](#)

[8 Soil Map.pdf](#)

[7 Santa Cruz Metro Map.pdf](#)

Additional Studies Performed:

Phase I Environmental Assessment, prepared by Partner Engineering and Science, Inc February 2024 Phase II Environmental Site Assessment, prepared by Partner Engineering and Science, Inc., April 2024 Biological Habitat Evaluation prepared by Partner Engineering and Science, Inc., February 2024 Noise Assessment, prepared by Partner Engineering and Science, Inc., May 2024

Field Inspection [Optional]: Date and completed

by:

Jane Xiao

2/9/2024 12:00:00 AM

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

California Environmental Protection Agency (CalEPA), Santa Cruz County Environmental Health (SCCEH), Santa Cruz Fire Department (SCFD), Monterey Bay Air Resources District (MBARD), Central Coast Regional Water Quality Control Board (RWQCB), California Department of Toxic Substances Control (DTSC), Santa Cruz Building Safety Division (SCBSD), Santa Cruz Planning Division (SCPD), California Geologic Energy Management Division (CalGEM), Santa Cruz County Assessor's Office (SCCAO)

List of Permits Obtained:

Permits, reviews and approvals required for construction activities will be issued by local, city/county and state regulatory agencies with implementation by project contractor and oversight by engineer/architect.

Public Outreach [24 CFR 58.43]:

In the course of conducting this environmental compliance review, any public outreach will be documented in the appropriate review section and uploaded hereto. Upon acceptance by the HUD Certifying Official, the FONSI will be posted on a publicly available website for one year at:
<https://www.hudexchange.info/programs/environmental review/environmental review-records>

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed construction project will not adversely impact the surrounding area. This activity is compatible with the existing uses in the area. There will not be any adverse impact on existing resources or services to the area.

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

The "no action" alternative was considered; however, no action would not meet the demand for additional residential housing for the community. Additionally, the site is already designated for urban development.

No Action Alternative [24 CFR 58.40(e)]

The project site was thoroughly evaluated for any environmental conditions that might pose a threat, and under certain conditions, it is determined to be appropriate for the proposed project. The environmental review has determined that the development will have a beneficial impact overall on the community.

Summary of Findings and Conclusions:

The project site was thoroughly evaluated for any environmental conditions that might pose a threat, and under certain conditions, it is determined to be appropriate for the proposed project. The environmental review has determined that the development will have a beneficial impact overall on the community.

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
Contamination and Toxic Substances	Per the Phase II subsurface investigation, the additional steps to address the identified vapor intrusion at the subject property, including further testing and/or	N/A	Additional steps (i.e., further testing and/or implementation of a vapor intrusion mitigation system) shall be commenced to address the identified vapor intrusion	

	implementation of a vapor intrusion mitigation system.		concern at the subject property.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	A site civil engineer/architect will provide slope/erosion/drainage and/or storm water runoff recommendations, if warranted.	N/A	For new construction, soil suitability will be determined by a Geotechnical Report. A site civil engineer/architect will provide slope/erosion/drainage and/or storm water runoff recommendations, if warranted.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	Per HUD guidelines, radon mitigation activities are required to be implemented during the construction phase of the subject property per CC-1000, 2018 guidelines, Soil Gas Control Systems in New Construction of Buildings. The guidelines require soil gas control for all portions of the foundation system and post-construction testing will be required by a licensed, radon professional. Additionally, a Radon Operations and Maintenance Plan must be prepared by the radon mitigation professional upon completion of the mitigation/post-construction testing activities.	N/A	See mitigation plan herein.	

Contamination and Toxic Substances - Housing Requirements	Review of the US Environmental Protection Agency (EPA) Radon Zone Map and county information indicates the subject property is located within Radon Zone 2. Based on the proposed development activities, radon mitigation is warranted as part of new construction activities. Per HUD guidelines, radon mitigation activities are required to be implemented during the construction phase of the subject property per CC-1000, latest edition, Soil Gas Control Systems in New Construction of Buildings. The guidelines require soil gas control for all portions of the foundation system and post-construction testing will be required by a licensed radon professional.	N/A	Per HUD guidelines, radon mitigation activities will be implemented during the construction phase of the subject property per CC-1000, latest edition, Soil Gas Control Systems in New Construction of Buildings. The guidelines require soil gas control for all portions of the foundation system and post-construction testing will be required by a licensed radon professional.	
Historic Preservation	Based on the ground disturbance associated with the proposed new construction on the subject property, a review of archaeological records and State Historic Preservation Office (SHPO) letter preparation by a	N/A	The records search, SHPO consultation package, and THPO letters will be appended herein upon completion for the Responsible Entity to initiate consultation on behalf of this project.	

	Secretary of the Interior (SOI)-qualified professional archaeologist is currently being completed in conjunction with this report. Partner additionally has prepared Tribal Historic Preservation Office (THPO) consultation letters.			
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Project Mitigation Plan

See Mitigation Herein.

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

[15000 Ft Airport Radius Map.pdf](#)

[2500 Ft Airport Radius Map.pdf](#)

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

[Coastal Barrier Map.pdf](#)

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:

[FEMA Map.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. The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. The project does not require flood insurance or is excepted from flood insurance. 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). According to Community Panel Number 06087C0333F, dated September 29, 2017, the subject property is not located within a Special Flood Hazard Area (SFHA). Review of the online NFIP information, the city and county are active participants within the NFIP. The community identification numbers are as follows: city CID is 060355F and county CID is 060353F. The project is in compliance with flood insurance requirements.

Supporting documentation

[Community Status Book Report.pdf](#)

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):

Screen Summary**Compliance Determination**

The project's county or air quality management district is in attainment status for all criteria pollutants. Review of the online EPA air quality information for California through the EPA State Implementation Plan (SIP) indicated the designated areas for SIP requirements does not include the subject property. As such, nonattainment pollutant areas are not considered a concern for the subject property. The project is in compliance with the Clean Air Act.

Supporting documentation

[CA SIP.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

2. Does this project include new construction, conversion, major rehabilitation, or substantial improvement activities?

✓ Yes

No

3. Has this project been determined to be consistent with the State Coastal Management Program?

✓ Yes, without mitigation

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

Yes, with mitigation

No, project must be canceled.

Screen Summary**Compliance Determination**

This project is located in a Coastal Zone, but it has been determined to be consistent with the State Coastal Management Program. The subject property is located partially within a designated Coastal Management Zone. The proposed project includes new construction of a residential complex. A Consistency Review Request has been submitted to the City of Santa Cruz Planning and Community Development department who processes coastal permits. According to Ms. Rina Zhou with the City, the applicant, CRP Affordable Housing and Community Development, is already in process of an application for a coastal permit. No further action appears warranted at this time. The project is in compliance with the Coastal Zone Management Act.

Supporting documentation

[CZM Response Project is in Process with Permits.pdf](#)
[Santa Cruz County Coastal Zone Map.pdf](#)
[Coastal Zone Map.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)
Reference		
https://www.onecpd.info/environmental-review/site-contamination		

1. How was site contamination evaluated?* Select all that apply.

- ☒ ASTM Phase I ESA
- ☐ ASTM Phase II ESA
- ☐ Remediation or clean-up plan
- ☒ ASTM Vapor Encroachment Screening.
- ☐ None of the above

* HUD regulations at 24 CFR § 58.5(i)(2)(ii) require that the environmental review for multifamily housing with five or more dwelling units or non-residential property include the evaluation of previous uses of the site or other evidence of contamination on or near the site.

For acquisition and new construction of multifamily and nonresidential properties HUD strongly advises the review include an ASTM Phase I Environmental Site Assessment (ESA) to meet real estate transaction standards of due diligence and to help ensure compliance with HUD's toxic policy at 24 CFR §58.5(i) and 24 CFR §50.3(i). Also note that some HUD programs require an ASTM Phase I ESA.

2. Were any on-site or nearby toxic, hazardous, or radioactive substances* (excluding radon) 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?)

Provide a map or other documentation of absence or presence of contamination** and explain evaluation of site contamination in the Screen Summary at the bottom of this screen.

No

Explain:

✓ Yes

* This question covers the presence of radioactive substances excluding radon. Radon is addressed in the Radon Exempt Question.

** Utilize EPA's Enviromapper, NEPAAssist, or state/tribal databases to identify nearby dumps, junk yards, landfills, hazardous waste sites, and industrial sites, including EPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation. Additional supporting documentation may include other inspections and reports.

3. Evaluate the building(s) for radon. Do all buildings meet any of the exemptions* from having to consider radon in the contamination analysis listed in CPD Notice [CPD-23-103](#)?

Yes

Explain:

✓ No

* Notes:

- Buildings with no enclosed areas having ground contact.
- Buildings containing crawlspaces, utility tunnels, or parking garages would not be exempt, however buildings built on piers would be exempt, provided that there is open air between the lowest floor of the building and the ground.
- Buildings that are not residential and will not be occupied for more than 4 hours per day.
- Buildings with existing radon mitigation systems - document radon levels are below 4 pCi/L with test results dated within two years of submitting the application for HUD assistance and document the system includes an ongoing maintenance plan that includes periodic testing to ensure the system continues to meet the current EPA recommended levels. If the project does not require an application, document test results dated within two years of the date the environmental review is certified. Refer to program office guidance to ensure compliance with program requirements.
- Buildings tested within five years of the submission of application for HUD assistance: test results document indoor radon levels are below current the EPA's recommended action levels of 4.0 pCi/L. For buildings with test data older than five years, any new environmental review must include a consideration of radon using one of the methods in Section A below.

4. Is the proposed project new construction or substantial rehabilitation where testing will be conducted but cannot yet occur because building construction has not been completed?

✓ Yes

Compliance with this section is conditioned on post-construction testing being conducted, followed by mitigation, if needed. Radon test results, along with any needed mitigation plan, must be uploaded to the mitigation section within this screen.

No

8. Mitigation

Document the mitigation needed according to the requirements of the appropriate federal, state, tribal, or local oversight agency. If the adverse environmental impacts cannot be mitigated, then HUD assistance may not be used for the project at this site.

For instances where radon mitigation is required (i.e. where test results demonstrated radon levels at 4.0 pCi/L and above), then you must include a radon mitigation plan*.

Can all adverse environmental impacts be mitigated?

No, all adverse environmental impacts cannot feasibly be mitigated.
Project cannot proceed at this location.

✓ Yes, all adverse environmental impacts can be eliminated through mitigation, and/or consideration of radon and radon mitigation, if needed, will occur following construction.
Provide all mitigation requirements** and documents in the Screen Summary at the bottom of this screen.

* Refer to CPD Notice [CPD-23-103](#) for additional information on radon mitigation plans.

** Mitigation requirements include all clean-up requirements required by applicable federal, state, tribal, or local law. Additionally, please upload, as applicable, the long-term operations and maintenance plan, Remedial Action Work Plan, and other equivalent documents.

9. Describe how compliance was achieved. Include any of the following that apply: State Voluntary Clean-up Program, a No Further Action letter, use of engineering controls*, or use of institutional controls**.

Per the Phase II subsurface investigation, the additional steps to address the identified vapor intrusion at the subject property, including further testing

and/or implementation of a vapor intrusion mitigation system.

If a remediation plan or clean-up program was necessary, which standard does it follow?

Complete removal

✓ Risk-based corrective action (RBCA)

Other

* Engineering controls are any physical mechanism used to contain or stabilize contamination or ensure the effectiveness of a remedial action. Engineering controls may include, caps, covers, dikes, trenches, leachate collection systems, radon mitigation systems, signs, fences, physical access controls, ground water monitoring systems and ground water containment systems including, slurry walls and ground water pumping systems.

** Institutional controls are mechanisms used to limit human activities at or near a contaminated site, or to ensure the effectiveness of the remedial action over time, when contaminants remain at a site at levels above the applicable remediation standard which would allow for unrestricted use of the property. Institutional controls may include structure, land, and natural resource use restrictions, well restriction areas, classification exception areas, deed notices, and declarations of environmental restrictions.

Screen Summary

Compliance Determination

Based on the results of the Phase II Subsurface Investigation, no petroleum hydrocarbons, VOCs, or metals were detected in soil at concentrations above regulatory screening criteria and/or background levels. As such, there is no discernable risk to human health and/or the environment and no special handling of the on-site soils during future development activities appears warranted. PCE was detected in one of the soil gas samples at a concentration exceeding regulatory screening criteria and the source of the identified impacts is likely attributed to the historical off-site dry cleaning operations. Benzene was detected in each of the soil gas samples at concentrations exceeding regulatory screening criteria and the source of the identified impacts is unknown at this time. Based on the expected future residential occupancy of the subject property, the identified soil gas impacts represent a potential vapor intrusion concern for the future occupants of the subject property. Partner recommends additional steps (i.e., further testing and/or implementation of a vapor intrusion mitigation system) to address the identified vapor intrusion concern at the subject property. According to the National Pipeline Mapping System (NPMS), there is a pipeline located approximately 100 feet to the

southeast of the subject property, beneath Seaside Street (ID 1818-01). According to the NPMS, the pipeline is currently active and operated by Pacific Gas & Electric Company (PG&E) and carries natural gas. PG&E informed that the pipeline is less than 48 inches in diameter, and has an operating pressure of 303 pounds per square inch (PSIG). A representative with PG&E additionally verbally confirmed that the depth of the pipeline is 4.5 feet below the ground surface. According to a Baseline Pipeline Impact Radius Analysis performed by PSI LLC, the depth is sufficient for buildings and other ancillary structures, but not for outdoor areas of congregation. Buildings in this report are additionally depicted as "man-made barriers." A review of the civil plan for the proposed construction depicts the proposed building oriented on the line of site to the pipeline, and it is therefore expected that the proposed building will create a "man-made barrier" to the outdoor gathering areas on the subject property. As such, the identified pipeline is not considered to be a concern. According to online information, there are no natural gas or petroleum wells located on or in a one-mile radius to the subject property. The subject property is not located within the fall distance of a high voltage power transmission tower, or other tower. Natural hazards include faults/fractures, cliffs, bluffs, crevices, slope failure from rains, unprotected water bodies, fire hazard materials, wind/sand storm concerns, poisonous plants/insects/animals, or hazardous terrain features. No natural or built hazards were identified during the field reconnaissance. Review of the US Environmental Protection Agency (EPA) Radon Zone Map and county information indicates the subject property is located within Radon Zone 2. Based on the proposed development activities, radon mitigation is warranted as part of new construction activities. Per HUD guidelines, radon mitigation activities are required to be implemented during the construction phase of the subject property per CC-1000, latest edition, Soil Gas Control Systems in New Construction of Buildings. The guidelines require soil gas control for all portions of the foundation system and post-construction testing will be required by a licensed radon professional.

Supporting documentation

[Westside Civil Plan.pdf](#)

[Baseline Pipeline Impact Radius Analysis 850 Almar Avenue Santa Cruz CA 100124.pdf](#)

[Pipeline Correspondence.pdf](#)

[2 Phase II Subsurface Investigation Report 850 Almar Avenue Santa Cruz CA 042524.pdf](#)

[1 Phase I Report 850 Almar Avenue Santa Cruz CA 052124.pdf](#)

[California Radon Map.pdf](#)

[Oil and Gas Map.pdf](#)

[National Piping System Map.pdf](#)

Are formal compliance steps or mitigation required?

850-Almar-Avenue-

Santa Cruz, CA

900000010399449

✓ 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. Partner reviewed the U.S. Fish & Wildlife Service (USFW) Planning and Conservation (IPaC) database for threatened and endangered species and critical habitats for project area. A summary of the IPaC database indicates nine endangered, seven threatened, one proposed threatened, and no critical habitats are within the project area. According to a Biological Habitat Assessment prepared by Partner on February 20, 2024, designated critical habitat for endangered species was not identified at the subject property. Evidence of suitable foraging habitat for the Monarch butterfly was observed at the subject property. The Monarch Butterfly is a candidate species and not yet listed or proposed for listing. Consultation with UUSFWS under section 7 of the Endangered Species Act is not required for candidate species like the monarch. As such, while the proposed development at the subject property "May Effect" this species, no further action is required with regarding to compliance with Section 7 of the Endangered Species Act. No further action is required regarding these species. This project is in compliance with the Endangered Species Act.

Supporting documentation

[Biological Habitat Assessment 850 Almar Ave Santa Cruz CA 022124.pdf](#)

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

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

Yes

Screen Summary**Compliance Determination**

There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. Partner observed five ASTs at the Santa Cruz Nutritionals facility located approximately 3,026 feet to the southwest of the property. The content and the size of the ASTs was not provided. Partner estimated the size of the tanks to be approximately 24,822 gallons each. The following ASDs were calculated for two scenarios- no pressure and under pressure tanks, in accordance with HUD guidelines included in 24 CFR Part 51 Subpart C for no pressure AST: * ASD for Thermal Radiation for Buildings (ASDBPU) is 221.94 feet; and * ASD for Thermal Radiation for People (ASDPPU) is 1,054.12 feet. For the AST under pressure: * ASD for Blast Over Pressure (ASDBOP) is 633.33 feet; * ASD for Thermal Radiation from People (ASDPPU) 1,054.12 feet; and * ASD for Thermal Radiation from Buildings (ASDBOU) 221.94 feet. Additionally, Partner observed the Santa Cruz Wastewater Treatment facility located approximately 3,533 feet to the southeast of the subject property. Based on the nature of the facility, these ASTs are not expected to represent an explosive hazard. Results indicate the observed ASTs are located at an acceptable distance from the subject building or from outdoor areas of gathering. As such, no additional action appears warranted. The project is in compliance with explosive and flammable hazard requirements.

Supporting documentation

[AST Calculations.pdf](#)

[1 Mile Explosive Radius Map.pdf](#)

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

2. Does your project meet one of the following exemptions?

- Construction limited to on-farm structures needed for farm operations.
- Construction limited to new minor secondary (accessory) structures such as a garage or storage shed
- Project on land already in or committed to urban development or used for water storage. (7 CFR 658.2(a))

✓ Yes

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

No

Screen Summary**Compliance Determination**

This project includes activities that could potentially convert agricultural land to a non-agricultural use, but an exemption applies. The subject property is an existing multifamily facility, and because the project does not convert agricultural land to non-agricultural land, the Federal Farmland Protection Policy Act (FPPA) is not triggered. According to the USDA mapped soil information, the onsite soils are rated as farmland of statewide importance. According to the Geography Division, U.S. Census Bureau map, the subject property is located within an urban area. The project is in compliance with the Farmland Protection Policy Act.

Supporting documentation

[Farmland Protection Map.pdf](#)

[Urban Area Map.pdf](#)

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 * Executive Order 13690 * 42 USC 4001-4128 * 42 USC 5154a * only applies to screen 2047 and not 2046	24 CFR 55

1. Does this project meet an exemption at 24 CFR 55.12 from compliance with HUD's floodplain management regulations in Part 55?

Yes

(a) HUD-assisted activities described in 24 CFR 58.34 and 58.35(b).

(b) HUD-assisted activities described in 24 CFR 50.19, except as otherwise indicated in § 50.19.

(c) The approval of financial assistance for restoring and preserving the natural and beneficial functions and values of floodplains and wetlands, including through acquisition of such floodplain and wetland property, where a permanent covenant or comparable restriction is place on the property's continued use for flood control, wetland projection, open space, or park land, but only if:

(1) The property is cleared of all existing buildings and walled structures; and

(2) The property is cleared of related improvements except those which:

(i) Are directly related to flood control, wetland protection, open space, or park land (including playgrounds and recreation areas);

(ii) Do not modify existing wetland areas or involve fill, paving, or other ground disturbance beyond minimal trails or paths; and

(iii) Are designed to be compatible with the beneficial floodplain or wetland function of the property.

(d) An action involving a repossession, receivership, foreclosure, or similar acquisition of property to protect or enforce HUD's financial interests under previously approved loans, grants, mortgage insurance,

or other HUD assistance.

(e) Policy-level actions described at 24 CFR 50.16 that do not involve site-based decisions.

(f) A minor amendment to a previously approved action with no additional adverse impact on or from a floodplain or wetland.

(g) HUD's or the responsible entity's approval of a project site, an incidental portion of which is situated in the FFRMS floodplain (not including the floodway, LiMWA, or coastal high hazard area) but only if: (1) The proposed project site does not include any existing or proposed buildings or improvements that modify or occupy the FFRMS floodplain except de minimis improvements such as recreation areas and trails; and (2) the proposed project will not result in any new construction in or modifications of a wetland .

(h) Issuance or use of Housing Vouchers, or other forms of rental subsidy where HUD, the awarding community, or the public housing agency that administers the contract awards rental subsidies that are not project-based (i.e., do not involve site-specific subsidies).

(i) Special projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and persons with disabilities.

Describe:

✓ No

2. Does the project include a Critical Action? Examples of Critical Actions include projects involving hospitals, fire and police stations, nursing homes, hazardous chemical storage, storage of valuable records, and utility plants.

Yes

Describe:

✓ No

3. Determine the extent of the FFRMS floodplain and provide mapping documentation in support of that determination

The extent of the FFRMS floodplain can be determined using a Climate Informed Science Approach (CISA), 0.2 percent flood approach (0.2 PFA), or freeboard value approach (FVA). For projects in areas without available CISA data or without FEMA Flood Insurance Rate Maps (FIRMs), Flood Insurance Studies (FISs) or Advisory Base Flood Elevations (ABFEs), use the best available information¹ to determine flood elevation. Include documentation and an explanation of why this is the best available information² for the site. Note that newly constructed and substantially improved³ structures must be elevated to the FFRMS floodplain regardless of the approach chosen to determine the floodplain.

Select one of the following three options:

CISA for non-critical actions. If using a local tool, data, or resources, ensure that the FFRMS elevation is higher than would have been determined using the 0.2 PFA or the FVA.

0.2-PFA. Where FEMA has defined the 0.2-percent-annual-chance floodplain, the FFRMS floodplain is the area that FEMA has designated as within the 0.2-percent-annual-chance floodplain.

- ✓ FVA. If neither CISA nor 0.2-PFA is available, for non-critical actions, the FFRMS floodplain is the area that results from adding two feet to the base flood elevation as established by the effective FIRM or FIS or — if available — a FEMA-provided preliminary or pending FIRM or FIS or advisory base flood elevations, whether regulatory or informational in nature. However, an interim or preliminary FEMA map cannot be used if it is lower than the current FIRM or FIS.

¹ Sources which merit investigation include the files and studies of other federal agencies, such as the U. S. Army Corps of Engineers, the Tennessee Valley Authority, the Soil Conservation Service and the U. S. Geological Survey. These agencies have prepared flood hazard studies for several thousand localities and, through their technical assistance programs, hydrologic studies, soil surveys, and other investigations have collected or developed other floodplain information for numerous sites and areas. States and communities are also sources of information on past flood experiences within their boundaries and are particularly knowledgeable about areas subject to high-risk flood hazards such as alluvial fans, high velocity flows, mudflows and mudslides, ice jams, subsidence and liquefaction.

² If you are using best available information, select the FVA option below and provide supporting documentation in the screen summary. Contact your [local environmental officer](#) with additional compliance questions.

³ Substantial improvement means any repair or improvement of a structure which costs at least 50 percent of the market value of the structure before repair or improvement or results in an increase of more than 20 percent of the number of dwelling units. The full definition can be found at [24 CFR 55.2\(b\)\(12\)](#).

5. Does your project occur in the FFRMS floodplain?

Yes

✓ No

Screen Summary

Compliance Determination

This project does not occur in the FFRMS floodplain. Partner performed a review of the Flood Insurance Rate Map (FIRM), published by the Federal Emergency Management Agency. According to Community Panel Number 06087C0333F, dated September 29, 2017, the subject property appears to be located in Unshaded Flood Zone X (unshaded), defined as areas determined to be outside the 0.2% annual chance floodplain. No preliminary FEMA FIRM (p-FIRM) are available for the subject property at this time. Per Executive Order (EA 11988), no additional action is warranted as the subject property is considered to be a non-critical action site. However, HUD adopted FEMA's Federal Flood Risk Management Standard (FFRMS), which became effective May 23, 2024, with a compliance date of June 24, 2024. (Of note, for FHA and MAP-guide compliant programs / projects, HUD has extended the compliance deadline to Jan. 1, 2025). Per EO 13690 for FFRMS, the following methods were assessed: 1. Climate Informed Science Approach (CISA) - According to FEMA's beta tool, referred to as the Federal Flood Standard Support Tool (FFST), the subject property is not located within a FFRMS CISA area. Additionally, a review of Santa Cruz County flood mapping information did not identify the subject property within a floodplain. 2. 0.2 Percent Annual Chance of Flooding (PFA) (0.2 PFA) - Based on the FEMA FIRM, the subject property area is located within an area designated as Flood Zone X, unshaded. Additionally, according to a review of the current Flood Insurance Study (dated September 29, 2017), the subject property is not within the 0.9 percent annual chance of flooding. 3. Freeboard Value Approach (FVA) - Based on the FEMA FIRM, the subject property is situated approximately 4,694 feet east of the nearest special flood hazard area (SFHA), which is Flood Zone AE, and approximately 4,745 feet east of a regulatory floodway. The base flood elevation (BFE) for the SFHA (at Moore Creek) is listed at 44.5 feet and the regulatory floodway is listed at an elevation of 43.5 feet. (see attached current FIS SFHA and floodway data). Per FFRMS, the 2-feet freeboard approach is added vertically and horizontally to the SFHA/Regulatory Floodway. As such, the FFRMS flood elevation for the SFHA/Regulatory Floodway is 46.5 feet and 45.5 feet, respectively. The lowest point on the subject property, per the ALTA survey for the subject property dated February 15, 2024, is located on the southwest corner and is 55.76 feet. Based on the FVA information, the subject property is located approximately 9.26 feet higher than the noted flood areas (SFHA + Regulatory Floodway). As such, the FVA does not apply to

this project, and the subject property is not located in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690.

Supporting documentation

[6 Flood Insurance Study 06087CV002C.pdf](#)
[5 Santa Cruz County Flood Map.pdf](#)
[4 FFRMS Freeboard Value Approach Report.pdf](#)
[3 ALTA.pdf](#)
[2 pFIRM Map.pdf](#)
[1 FEMA Map.pdf](#)

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
- ✓ Advisory Council on Historic Preservation Not Required
- ✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

Other Consulting Parties

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

Partner (the consultant) prepared a SHPO packet and it was submitted on October 30, 2024.

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:

850 Almar Avenue, Santa Cruz, California 95060

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:

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

Yes

✓ 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

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

[National Register of Historic Places.pdf](#)

[1 Mile National Register of Historic Places.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: 63

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: 63

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: 63.0 db. See noise analysis. A Noise Assessment was conducted. The noise level was normally unacceptable: 67.0 db. See noise analysis. A total 10-year day-night sound level (DNL) was calculated for multiple noise assessment locations (NALs), as depicted on the attached information, combining roadways with available traffic data within 1,000 feet; railways within 3,000-feet; and airports/military airfields within a 15-mile radius of the subject property, where applicable. A total of three (3) NALs were assessed:

NAL 1 (building): 63 dB; NAL 2 (building): 60 dB; NAL 3 (playground): 62 dB. No mitigation measures are warranted. The project is in compliance with HUD's Noise regulation.

Supporting documentation

[Railroad Operator Response - NO RAIL OPERATIONS.pdf](#)
[Noise Assessment 850 Almar Avenue Santa Cruz CA 081424.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

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

Yes

Screen Summary**Compliance Determination**

The project is not located on a sole source aquifer area. Based on a review of the Designated Sole Source Aquifers National Map, published by the USEPA, the subject property is not located in a sole source aquifer recharge area. The water supply for the subject property is tied into the public utilities; therefore, it does not impact

existing groundwater conditions. The project is in compliance with Sole Source Aquifer requirements.

Supporting documentation

[Sole Source Aquifer Map.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 will not impact on- or off-site wetlands. According to the U.S. Fish & Wildlife Service National Wetlands Inventory website, there are no federally regulated wetlands located on the subject or adjoining property. The project is in compliance with Executive Order 11990.

Supporting documentation

[Wetland Map.pdf](#)

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 subject property is not located within a one-mile radius of a designated Wild and Scenic River. Therefore, consultation review by the National Park Service is not required. The Wild and Scenic Rivers Act protects selected rivers in a free-flowing condition and prohibits federal support for activities that would harm a designated river's free-flowing condition, water quality or outstanding resource values. The project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation

[Nationwide Rivers Inventory.pdf](#)

[Wild and Scenic Rivers.pdf](#)

[Study River List 2022.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 immediate surrounding property include Santa Cruz Fire Department Station 3 (335 Younglove Avenue), Discovery West Preschool (208 Rankin Street), and single-family residences (212-232 Rankin Street) to the northeast across Rankin Street, Monterey Bay Sanctuary Scenic Trail to the southeast across the Southern Pacific Transportation Railway, and a retail building occupied by Parish Pub, Great Clips, Wing Stop, Almar Cleaners, TOGO's Sandwiches, The UPS Store, and Ace Hardware (841-855 Almar Avenue) and a commercial/warehouse building (831 Almar Avenue) to the west across Almar Avenue. These land uses are not expected to have a detrimental environmental impact to the subject property. The proposed activities have no potential to create discrimination or isolation of minority or low-income individuals based on the location of the subject property. Additionally, this project does not create an adverse health or environmental effect that disproportionately impacts minorities of low-income populations. The subject property is not located within an Opportunity Zone. The project is in compliance with Executive Order 12898.

Supporting documentation

[EJ Community Report.pdf](#)

[Opportunity Zone Map.pdf](#)

[Low Income Population Map.pdf](#)

[Lead Based Paint Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No



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: 850-Almar-Avenue-

HEROS Number: 900000010399449

Start Date: 05/17/2024

Project Location: 850 Almar Ave, Santa Cruz, CA 95060

Additional Location Information:

The subject property is located on the east side of Almar Avenue and the southwest side of Rankin Street within a residential, commercial, and retail area of Santa Cruz County. The immediate surrounding property include Santa Cruz Fire Department Station 3 (335 Younglove Avenue), Discovery West Preschool (208 Rankin Street), and single-family residences (212-232 Rankin Street) to the northeast across Rankin Street, Monterey Bay Sanctuary Scenic Trail to the southeast across the Southern Pacific Transportation Railway, and a retail building occupied by Parish Pub, Great Clips, Wing Stop, Almar Cleaners, TOGO's Sandwiches, The UPS Store, and Ace Hardware (841-855 Almar Avenue) and a commercial/warehouse building (831 Almar Avenue) to the west across Almar Avenue.

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

The subject property currently consists of 1.026 acres of vacant land. There are currently no onsite operations. The subject property is improved with an in-ground utility vault on the northwest side of the property. According to available historical sources, the subject property was formerly developed with a single-family residence with coops and a garage from at least 1928 to 1952 and vacant land since at least 1957 with temporary use as a parking lot/storage yard in 2009. Tenants on the subject property have included a resident (1950). The subject property is proposed to receive financing via Project Based Vouchers. The proposed project will be the new construction of a residential structure consisting of 38 affordable housing units.

Funding Information

Grant Number	HUD Program	Program Name	
#	Public Housing	Project-Based Voucher Program	\$7,084,227.00

Estimated Total HUD Funded Amount: \$20,933,832.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$38,551,485.00

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
Contamination and Toxic Substances	Per the Phase II subsurface investigation, the additional steps to address the identified vapor intrusion at the subject property, including further testing and/or implementation of a vapor intrusion mitigation system.
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	A site civil engineer/architect will provide slope/erosion/drainage and/or storm water runoff recommendations, if warranted.
Hazards and Nuisances including Site Safety and Site-Generated Noise	Per HUD guidelines, radon mitigation activities are required to be implemented during the construction phase of the subject property per CC-1000, 2018 guidelines, Soil Gas Control Systems in New Construction of Buildings. The guidelines require soil gas control for all portions of the foundation system and post-construction testing will be required by a licensed, radon professional. Additionally, a Radon Operations and Maintenance Plan must be prepared by the radon mitigation professional upon completion of the mitigation/post-construction testing activities.
Contamination and Toxic Substances - Housing Requirements	Review of the US Environmental Protection Agency (EPA) Radon Zone Map and county information indicates the subject property is located within Radon Zone 2. Based on the proposed development activities, radon mitigation is warranted as part of new construction activities. Per HUD guidelines, radon mitigation activities are required to be implemented during the construction phase of the subject property per CC-1000, latest edition, Soil Gas Control Systems in New Construction of Buildings. The guidelines require soil gas control for all portions of the foundation system and post-construction testing will be required by a licensed radon professional.
Historic Preservation	Based on the ground disturbance associated with the proposed new construction on the subject property, a review of archaeological records and State Historic

	Preservation Office (SHPO) letter preparation by a Secretary of the Interior (SOI)-qualified professional archaeologist is currently being completed in conjunction with this report. Partner additionally has prepared Tribal Historic Preservation Office (THPO) consultation letters.
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Project Mitigation Plan

See Mitigation Herein.

Determination:

<input checked="" 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: 2/05/2025Name / Title/ Organization: Jessie Bristow / / SANTA CRUZ

Certifying Officer Signature: _____

Date: 2/05/2025

Name/ Title: _____

Jessie Bristow / Development Manager

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).