

Combined Notice of FONSI/NOI-RROF  
City of Tracy – Tracy Senior Living Project at 301 West Street

Notice of Finding of No Significant Impact  
and Notice of Intent to Request Release of Funds

This Notice shall satisfy two separate but related procedural notification requirements for activities to be undertaken by the Housing Authority of the County of San Joaquin as authorized by the City of Tracy.

This activity is being undertaken by the Housing Authority of the County of San Joaquin for the purpose of providing rental assistance for qualified very-low-income senior residents. The estimated funding for the project is \$27,951,621.

Tracy Senior Living Project at 301 West Street will be a 110 very-low-income affordable senior housing unit rental project built in two (2) phases, along with onsite and offsite improvements, located at 301 West Street, Tracy, California (Assessor Parcel Number 235-420-16). The Housing Authority of the County of San Joaquin will provide HUD-Project-Based Vouchers and Public Housing Capital Funds for 110 units designated for seniors and their families.

FINDING OF NO SIGNIFICANT IMPACT (FONSI)

The City of Tracy has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act (NEPA) of 1969 is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the City of Tracy at 333 Civic Center Plaza, Tracy, California, 95376 and may be examined or copied weekdays 8:00 A.M. to 6:00 P.M.

REQUEST FOR RELEASE OF FUNDS (RROF)

The City of Tracy will authorize the Housing Authority of the County of San Joaquin to submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of: 1) Public Housing Capital Fund Program funds (as authorized under 24 CFR Part 905), and 2) Housing Choice Vouchers funds under 24 CFR part 983 (Project-based Housing Choice Voucher Program) as authorized by Title I Section 8(o) of the United States Housing Act of 1937, to undertake a project known as Tracy Senior Living Project at 301 West Street in the City of Tracy, California for the demolition and disposition of seven (7) Residential Buildings (17 residential units) and site improvements.

Any individual, group, or agency may submit written comments on the ERR to Kenneth Lipich at the City of Tracy at 333 Civic Center Plaza, Tracy, California, 95376 or by email ([Kenneth.Lipich@cityoftracy.org](mailto:Kenneth.Lipich@cityoftracy.org)). All comments received by May 8, 2024 will be considered by the City of Tracy prior to authorizing submission of a request for release of funds. Commentors should specify which part of this Notice they are addressing.

Publish: April 26, 2024

**Combined Notice of FONSI/NOI-RROF**  
**City of Tracy – Tracy Senior Living Project at 301 West Street**

**Notice of Finding of No Significant Impact  
and Notice of Intent to Request Release of Funds**

April 24, 2024

City of Tracy  
333 Civic Center Plaza  
Tracy, CA 95376

This Notice shall satisfy two separate but related procedural notification requirements for activities to be undertaken by the Housing Authority of the County of San Joaquin as authorized by the City of Tracy.

**REQUEST FOR RELEASE OF FUNDS**

On or about April 22, 2024, the City of Tracy will authorize the Housing Authority of the County of San Joaquin to submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of: 1) Public Housing Capital Fund Program funds (as authorized under 24 CFR Part 905), and 2) Housing Choice Vouchers funds under 24 CFR part 983 (Project-based Housing Choice Voucher Program) as authorized by Title I Section 8(o) of the United States Housing Act of 1937, to undertake a project known as Tracy Senior Living Project at 301 West Street in the City of Tracy, California for the demolition and disposition of seven (7) Residential Buildings (17 residential units) and site improvements.

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## PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Kenneth Lipich at the City of Tracy at 333 Civic Center Plaza, Tracy, California, 95376. All comments received by May 8, 2024 will be considered by the City of Tracy prior to authorizing submission of a request for release of funds. Commentors should specify which part of this Notice they are addressing.

## ENVIRONMENTAL CERTIFICATION

The City of Tracy certifies to HUD that Kenneth Lipich in his capacity as Acting Senior Planner consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the grant recipients to use Program funds.

## OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the City of Tracy certification for a period of fifteen (15) days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Tracy; (b) the City of Tracy has omitted a step or failed to make a decision or finding required by HUD regulations of 24 CFR Part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD, or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in writing in accordance with the required procedures (24 CFR Part 58, Section 58.76) and shall be addressed to HUD San Francisco Regional Office, One Sansome Street, Suite 1200, San Francisco, CA 94104. For objections to the release of the CDBG funds, please add Attention: Office of Community Planning and Development, if mailed. Objections to the release of CDBG funds may be electronically sent to the HUD CPD centralized email inbox at: [rrofsfro@hud.gov](mailto:rrofsfro@hud.gov). For objections to the release of PBVs, please add Attention: Office of Public and Indian Housing, if mailed. Objections to the release of PBVs may be electronically sent to [Todd.R.Greene@hud.gov](mailto:Todd.R.Greene@hud.gov). Potential objectors should contact HUD to verify the actual last day of the objection period.

Kenneth Lipich  
Acting Senior Planner  
City of Tracy



U.S. Department of Housing and Urban Development
San Francisco Regional Office
450 Golden Gate Avenue
San Francisco, California 94102-3448
www.hud.gov

HUD Environmental Form for Statutes and Regulations at 24 CFR Part 58.6

LEVEL OF ENVIRONMENTAL REVIEW DETERMINATION

Project Name / Description:

The Tracy Senior Living at 301 West Street Project will be developed by the Housing Authority Couty of San Joaquin as a redevelopment of a developed, generally level site located at 301 West Street in the City of Tracy (Assessor's Parcel Number 235-420-16). The proposed Project includes the demolition of the existing residential buildings and subsequent construction of 110 very-low income affordable senior housing units, associated amenities, landscaping, circulation, and utility improvements. The Project would be developed in two phases of 55 units per phase.

Level of Environmental Review:

Environmental Assessment per § 58.36

(Exempt per 24 CFR 58.34, Categorically excluded not subject to statutes per § 58.35(b), Categorically excluded subject to statutes per § 58.35(a), Environmental Assessment per § 58.36, or EIS per 40 CFR 1500)

STATUTES and REGULATIONS listed at 24 CFR 58.6

FLOOD INSURANCE / FLOOD DISASTER PROTECTION ACT

1. Does the project involve the acquisition (including homebuyer loans), construction or rehabilitation of structures, buildings or mobile homes?

- ( ) No; flood insurance is not required. The review of this factor is completed.
( X ) Yes; continue.

2. Is the structure or part of the structure located in a FEMA designated Special Flood Hazard Area?

( X ) No. Source Document (FEMA/FIRM floodplain zone designation, panel number, date): Federal Emergency Management Agency, Flood Insurance Rate Map 06077C0735F, effective October 16, 2009. (Factor review completed).

( ) Yes. Source Document (FEMA/FIRM floodplain zone designation, panel number, date):

(Continue review).

3. Is the community participating in the National Insurance Program (or has less than one year passed since FEMA notification of Special Flood Hazards)?

**Yes** - Flood Insurance under the National Flood Insurance Program must be obtained and maintained for the economic life of the project, in the amount of the total project cost. A copy of the flood insurance policy declaration must be kept in the Environmental Review Record.  
 **No (Federal assistance may not be used in the Special Flood Hazards Area).**

**COASTAL BARRIERS RESOURCES ACT**

**1. Is the project located in a coastal barrier resource area? (See [www.fema.gov/nfip/cobra.shtm](http://www.fema.gov/nfip/cobra.shtm)).**  
 **No**

Not applicable in California.  
(This element is completed).

**AIRPORT RUNWAY CLEAR ZONES AND CLEAR ZONES DISCLOSURES**

**1. Does the project involve the sale or acquisition of existing property within a Civil Airport's Runway Clear Zone, Approach Protection Zone or a Military Installation's Clear Zone?**

**No**

Cite Source Document, page:

San Joaquin County's Aviation System Airport Land Use Compatibility Plan, 2018, Exhibits 2TM-1 through 2TM-7, pages 2-20 through 2-21.

Project complies with 24 CFR 51.303(a)(3).

**Yes; Disclosure statement must be provided to buyer and a copy of the signed disclosure statement must be maintained in this Environmental Review Record.**

Elise Laws

Preparer Signature

Elise Laws / April 16, 2024

Preparer Name /Date

Kenneth Lipich

Responsible Entity Official Signature

Kenneth Lipich, Certifying Officer, Planner / April 16, 2024

Responsible Entity Title/ Date



# HUD ENVIRONMENTAL FINDING FORM (EFF)

HOME Grantee: Housing Authority County of San Joaquin

**ACTIVITY DESCRIPTION:** Tracy Senior Living at 301 West Street

The Tracy Senior Living at 301 West Street Project will be developed by the Housing Authority County of San Joaquin as a redevelopment of a developed, generally level site located at 301 West Street in the City of Tracy (Assessor's Parcel Number 235-420-16). The proposed Project includes the demolition of the existing residential buildings and subsequent construction of 110 very-low income affordable senior housing units, associated amenities, landscaping, circulation, and utility improvements. The Project would be developed in two phases of 55 units per phase.

**THE ENVIRONMENTAL LEVEL OF REVIEW FOR THIS ACTIVITY IS:** ENVIRONMENTAL ASSESSMENT AS NOTED BELOW:

- Exempt** (24 CFR Part 58.34), **OR**
- Categorically Excluded NOT subject to** the §58.5 statutes [24 CFR Part 58.35(b)]  
Attached documentation for either of the above:
  - HUD Environmental Form for Statutes and Regulations at 24 CFR Part 58.6

- Categorically Excluded subject to** the §58.5 statutes per 24 CFR Part 58.35(a), but **requires no mitigation** and *has converted to exempt status* [24 CFR Part 58.34(a)(12)],

**OR**

- Categorically Excluded subject to** the §58.5 statutes [24 CFR Part 58.35(a)], but **will require mitigation** and, therefore, will not convert.

Attached documentation for either of the above:

- HUD Environmental Form for Statutes and Regulations at 24 CFR Part 58.6,

**AND**

(Choose either Statutory Worksheet or RER)

- Statutory Worksheet

If the Statutory Worksheet triggers public noticing requirements, also provide:

- Notice of Intent to Request Release of Funds (proof of publication) and
- Request for Release of Funds and Certification (HUD-7015.15 form).

**OR**

- Rehabilitation Environmental Review (RER) form (tiered environmental reviews only). RER Appendix A (Parts 3-6) must be completed after the project site is identified and before you proceed with the project. A copy of Appendix A must be kept in the project file.

The RER **requires** public noticing, provide:

- Notice of Intent to Request Release of Funds (proof of publication) and
- Request for Release of Funds and Certification (HUD-7015.15 form)

- Environmental Assessment** (24 CFR Part 58.36)

Attached documentation:

- HUD Environmental Form for Statutes and Regulations at 24 CFR Part 58.6
- Environmental Assessment
- Combined Finding of No Significant Impact/Notice of Intent to Request Release of Funds (proof of publication)
- Request for Release of Funds and Certification (HUD-7015.15 form)

- Environmental Impact Statement** (24 CFR Part 58.37). **Contact a HOME Representative.**

Certifying Officer Signature

Kenneth Lipich  
Print Name

4/16/2024  
Date Certified