

**NOTICE OF AVAILABILITY/NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE  
DECLARATION, and  
NOTICE OF FINDING OF NO SIGNIFICANT IMPACT/NOTICE OF INTENT TO REQUEST  
RELEASE OF FUNDS for the  
TWIN RIVERS TRANSIT-ORIENTED DEVELOPMENT AND LIGHT RAIL STATION PROJECT  
INITIAL STUDY/ENVIRONMENTAL ASSESSMENT**

These notices shall satisfy three separate but related procedural requirements for activities to be undertaken by the City of Sacramento (City) under both the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA).

**COMMENT PERIOD: June 12, 2017 through July 12, 2017**

**PROJECT LOCATION:** Twin Rivers is a Sacramento Housing Authority affordable residential redevelopment project located near the southeast corner of Richards Boulevard and Dos Rios Street in the River District of the City of Sacramento.

As Lead Agency, the City of Sacramento, Community Development Department, Environmental Planning Services, has completed the Draft combined Initial Study/Mitigated Negative Declaration (IS/MND) and Environmental Assessment/Finding of No Significant Impact (EA/FONSI) for the Twin Rivers Transit-Oriented Development and Light Rail Station Project.

The document is now available for public review and comment. You may obtain a hard copy or CD copy of the document at the Community Development Department, 300 Richards Boulevard, Third Floor, Sacramento, California 95811, between 9:00am and 4:00pm (except holidays). The document is also available for review at the downtown Central Library. Additionally, as required by Public Resources Code section 21168.6.6, this NOA/NOI MND and FONSI/NOI RROF are available at the City's Community Development Department environmental documents webpage at the following link:

<http://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports.aspx>

The City, in partnership with the Sacramento Housing and Redevelopment Agency (SHRA) and the Sacramento Regional Transit District (RT), proposes implementation of the Twin Rivers Transit-Oriented Development and Light Rail Station Project (proposed project). The proposed project would develop a mixed-income, mixed-use community comprising 218 replacement public housing units, 281 new market-rate rental and Low-Income Housing Tax Credit (LIHTC) units, a realigned internal street network, green open space, and other community amenities on two noncontiguous but proximate properties totaling approximately 24.2 acres that currently include public housing and undeveloped land. The project would also include construction and operation of the proposed RT Dos Rios Light Rail Station on the existing RT light rail Blue Line on and adjacent to North 12th Street.

**REQUEST FOR RELEASE OF FUNDS**

On or about July 28, 2017, the City will submit a request to the U.S. Department of Housing & Urban Development (HUD), Region IX, for the release of funds from the Choice Neighborhood Implementation Grant authorized by Section 24 of the U.S. Housing Act of 1937, the Consolidated Appropriations Act, 2014, and Consolidated and Further Continuing Appropriations Act, 2015 (collectively the "Choice Neighborhoods Authorization"), as amended, to undertake the Twin Rivers Transit-Oriented Development and Light Rail Station Project.

## **FINDING OF NO SIGNIFICANT IMPACT**

The City 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 of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the Community Development Department, 300 Richards Boulevard, Third Floor, Sacramento, California 95811, between 9:00am and 4:00pm (except holidays).

## **PUBLIC COMMENTS**

The combined Initial Study/Mitigated Negative Declaration and Environmental Assessment/Finding of No Significant Impact is being circulated for a 30-day public review period from Monday June 12, 2017 to Wednesday July 12, 2017. Any individual, group, or agency disagreeing with these determinations or wishing to comment on the project may submit written comments to the City NO LATER THAN 4:00 p.m. on July 12, 2017.

Written comments should be submitted to:

Dana Mahaffey, Associate Planner  
City of Sacramento, Community Development Department  
Environmental Planning Services  
300 Richards Boulevard, Third Floor  
Sacramento, CA 95811  
[dmahaffey@cityofsacramento.org](mailto:dmahaffey@cityofsacramento.org)

All written comments received by July 12, 2017 will be considered by the City prior to submission of a Request for Release of Funds or approval of the Mitigated Negative Declaration. Comments should specify which Notice they are addressing.

## **RELEASE OF FUNDS**

The City of Sacramento certifies to HUD that Howard Chan in his capacity as City Manager 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 Sacramento Housing and Redevelopment Agency to use Program funds.

## **OBJECTIONS TO RELEASE OF FUNDS**

HUD will accept objections to its release of fund and the City's certification for a period of fifteen 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; (b) the City has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities 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 accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD's Office of Community Planning and Development, at One Sansome Street, Suite 1200, San Francisco, CA 94104-4430. Potential objectors should contact HUD to verify the actual last day of the objection period

If you have any questions concerning the environmental review process, please call Dana Mahaffey (916) 808-2762.

Thank you.