NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

November 4, 2026

City of Sacramento
Community Development Department
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

This notice shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of Sacramento.

REQUEST FOR RELEASE OF FUNDS

On or about November 20, 2026, the City of Sacramento will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of Fiscal Years (FY)26, FY27, and FY28 Community Project Funding (CPF) Economic Development Initiative funds under the Consolidated Appropriations Act, 2026 (Public Law [P.L.] 119-75), and potentially the Continuing Appropriations Act, 2027, and the Continuing Appropriations and Extensions Act, 2027 (P.L. 119-103) as amended, to undertake a project known as the Wah Avenue Homeownership Housing Development Project (proposed project) in the City of Sacramento.

The project site is located at 2900 Wah Avenue in the City of Sacramento, California. The approximately five-acre project site, identified by Assessor's Parcel Number (APN) 041-0091-002, currently consists of relatively flat, regularly mowed land. Existing overhead powerlines are located in the northern portion of the site. The project site includes an approximately 2.51-acre area on the northern portion of the site, which is proposed for development as part of the proposed project and is hereafter referred to as the Development Area. The southern 2.49-acre portion of the project site is planned for future development of multi-family residential uses, and is not part of the proposed project. The project site is bound by Sacramento Regional Transit (SacRT) Light Rail and Union Pacific Railroad (UPRR) tracks to the east. Surrounding land uses include undeveloped land to the immediate north; light industrial uses, auto services, and undeveloped land to the northeast and east, across the SacRT and UPRR tracks; a mobile home park to the southeast, across the SacRT and UPRR tracks; undeveloped land to the immediate south; and single-family residences to the southwest, west, and northwest. The Sacramento 2040 General Plan designates the project site as Residential Mixed-Use, and the project site is zoned Residential Mixed-Use/Executive Airport Overflight Zone (RMX-EA-4).

The proposed project would subdivide the Development Area into 22 single-family residential lots and one Homeowners Association (HOA) lot (Lot A). The proposed project would include the development of 22 single-family residential units. The single-family residences would be managed by Habitat for Humanity of Greater Sacramento, Inc. and would consist of four two-bedroom units, six three-bedroom units, nine four-bedroom units, and four five-bedroom units. The proposed two-bedroom units would each be approximately 1,012 square feet (sf) in size with an average lot size of 2,048 sf. The three-bedroom units would be approximately 1,193 sf in size with an average lot size of 2,048 sf. The four-bedroom units would be approximately 1,454 sf in size with an average lot size of 1,990 sf. Lastly, the five-bedroom units would be approximately 1,704-sf in size with an average lot size of 3,684 sf. Existing overhead powerlines are currently located on the proposed Lot 24 in the northern portion of the Development Area. Should such utilities be relocated, a five-bedroom unit would be constructed on Lot 24, for a total of four five-bedroom units. For a conservative analysis, the Environmental Assessment assumed development of the additional five-bedroom unit, for a total of 23 single-family residential units within the Development Area.

Primary site access would be provided by a new driveway on the central portion of the project site off Indian Lane. The proposed project would include the northerly extension of the existing Indian Lane from the southwestern portion of the site along the site's western boundary to the terminus of 53rd Avenue on

the northwest corner of the site. The extended Indian Lane would bound the western edge of the site. The driveway would extend from the proposed extension of Indian Lane and would form a new looped roadway, Street A, in the Development Area. Approximately 40 street parking spaces would be provided in addition to the garage and driveway parking areas provided with each home. Access to the future development in the southern portion of the project site would eventually connect to the internal Street A developed as part of the proposed project. The proposed project would include stormwater planting within Lot A, as well as various trees and shrubs located throughout the Development Area. A hedgerow ground cover planting would be planted along the northern boundary of Lot A. The proposed project would also include new water, sewer, and storm drainage infrastructure which would connect to the existing utilities infrastructure in the site vicinity. The proposed project would be built all-electric and would not include the use of natural gas during operations.

While the proposed residential development would only occur on the 2.51-acre Development Area, the entire five-acre site would be mass graded as part of the proposed project. Ground disturbing activities associated with the proposed project would include, but not be limited to, grading of the entire five-acre site, as well as site preparation, trenching for utilities, and building construction within the 2.51-acre Development Area.

The total development cost is projected to be $10,378,545; $250,000 of which would be funded through HUD's CPF Economic Development Initiative. $250,000 in CPF funds has been confirmed for FY26.

FINDING OF NO SIGNIFICANT IMPACT

The City of Sacramento 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. The Environmental Assessment (EA) and additional project information is contained in the Environmental Review Record (ERR), available on the City of Sacramento's website at:

https://www.cityofsacramento.gov/community-development/planning/environmental/impact-reports

PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this determination or wishing to comment on the ERR may submit written comments to Scott Johnson, Principal Planner, for the City of Sacramento, via email at srjohnson@cityofsacramento.org. All comments received by November 19, 2026, will be considered by the City of Sacramento prior to authorizing submission of a request for release of funds. Commenters should specify which part of this Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of Sacramento certifies to HUD that Greg Sandlund, Planning Director for the City of Sacramento, in his capacity as Certifying Officer, 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 use of CPF funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to the Responsible Entity's (RE) Request of Release of Funds and Environmental Certification for a period of 15 days following the submission date specified above or the actual receipt of the request (whichever is later) only if they are on the following bases: (a) the certification was not executed by the certifying officer of the RE; (b) the RE has omitted a step or failed to make a determination or finding required by HUD regulation at 24 CFR Part 58 or by CEQ regulation 40 CFR 1500-1508, as applicable; (c) the RE has omitted one or more steps in the preparation, completion or publication of the Environmental Assessment or Environmental Impact Statement per 24 CFR subparts E, F or G of Part 58, as applicable; (d) the grant recipient or other participant in the development process

has committed funds for undertaken activities not authorized by 24 CFR Part 58 before release of funds and approval of the environmental certification; (e) another Federal, State, or local agency has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections to the release of CPF funds must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the HUD Office of Community Planning and Development at 1 Sansome Street, Suite 1200, San Francisco, CA 94104 or CPD-R9-RROF@hud.gov. Potential objectors should contact HUD via email or letter to verify the actual last day of the objection period.

Greg Sandlund
City of Sacramento Planning Director
Community Development Department
City of Sacramento
NEPA Certifying Officer