

**PUBLIC NOTICE
CITY OF VALLEJO
NOTICE OF FINDING OF NO SIGNIFICANT IMPACT
AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

June 21, 2020
City of Vallejo
200 Georgia Street
Vallejo, CA 94590
(707) 648-4507

These Notices shall satisfy two separate but related procedural requirements for an activity to be undertaken by the City of Vallejo.

REQUEST FOR RELEASE OF FUNDS

On or about July 8, 2020 the City of Vallejo will submit a request to the U. S. Department of Housing and Urban Development (HUD) for the release of Community Development Block Grant (CDBG) Program funds in the amount of up to \$787,258.00, and HOME Investment Partnerships Program funds in the amount of up to \$2,186,710.00, for the demolition of two existing structures, and the new construction of 75 units of permanent supportive housing for very low-income individuals, i. e., at 50 percent or below the area median income, at 2118 and 2134-36 Sacramento Street, in Vallejo, California.

FINDING OF NO SIGNIFICANT IMPACT

The City of Vallejo has determined that this project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement pursuant to the National Environmental Policy Act (NEPA) of 1969 is not required. Additional project information is contained in the Environmental Review Record (ERR), which may be reviewed on the City's Web Page: <http://www.cityofvallejo.net>, "City Hall, Departments & Divisions, Housing & Community Development, Housing and Community Development Document Library, Public Notices, Environmental Assessment, Sacramento Street Permanent Supportive Housing Project, June 2020".

RELEASE OF FUNDS

The City of Vallejo certifies to HUD that Greg Nyhoff, 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 acceptance of the certification satisfies its responsibilities under NEPA and allows the City of Vallejo to use these funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of these funds and the City of Vallejo's 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 it is on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Vallejo; (b) the City of Vallejo has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR 58; (c) the City of Vallejo has incurred costs not authorized by 24 CFR 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR 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 58), and shall be addressed to: U. S. Department of Housing and Urban Development, One Sansome Street, San Francisco, CA 94104. Potential objectors should contact HUD to verify the actual last day of the objection period.

PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to the City of Vallejo, including by e-mail to: Guy.Ricca@cityofvallejo.net. All written comments received **no later than 4:00 p. m. PST on Tuesday, July 7, 2020** will be considered by the City of Vallejo, and the City of Vallejo will not take any action on the proposal prior to this date.

The City of Vallejo provides its programs and services in a non-discriminatory manner, and is an Equal Opportunity Employer. The City of Vallejo also encourages minority- and women-owned businesses to submit bids and proposals for federal Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program contracts. These contracts are typically for general contractors to make public, facility, or housing improvements. For further information, contact the Housing and Community Development Division at (707) 648-4507. For further information on this public notice, the hearing-impaired may call the California Relay Service at 1-800-735-2922 without a TTY/TDD, or 1-800-735-2929 with a TTY/TDD.



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: Permanent Supportive Housing Project, 2118 and 2134-36 Sacramento Street

Responsible Entity: City of Vallejo, CA

Grant Recipient (if different than Responsible Entity):

State/Local Identifier: N/A

Preparer: Guy L. Ricca

Certifying Officer Name and Title: Greg Nyhoff, City Manager

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable):

**Direct Comments to: Guy L. Ricca, Temporary Senior Community Development Analyst,
City of Vallejo, 200 Georgia Street, Vallejo, CA 94590, 707-649-5417,
Fax: 707-648-5249, Guy.Ricca@cityofvallejo.net**

Project Location: 2118 and 2134-36 Sacramento Street, Vallejo, CA

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]: CDBG and HOME funds would be used for the demolition of two existing structures (CDBG in the amount of \$787,258), and the new construction of 75 units of permanent supportive housing (HOME in the amount of \$2,186,710) for very low-income individuals and couples, on a City of Vallejo-owned property located at 2118 and 2134-36 Sacramento Street. The persons housed will be at 50 percent or below the area median income, homeless, chronically homeless, or at imminent risk of becoming homeless. The 75 proposed units include 51 affordable studios, eighteen affordable one-bedroom units, five affordable two-bedroom units, and one two-bedroom manager's unit in two four-story buildings, connected by pedestrian bridges. Services will be provided on the ground level. The developer, Eden Housing, Inc./Vallejo Permanent Supportive Housing (PSH), L. P., intends to build the residential buildings using modular construction. The project would include demolition of the existing two buildings on-site, and associated surface parking. The total number of parking spaces to be provided is 35 on-site, as the project is within a half mile of transit.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]: The purpose of this project is to provide permanent supportive housing for very low-income persons. This type of housing has been identified as a priority need in the City's current Consolidated Plan.

Existing Conditions and Trends [24 CFR 58.40(a)]: This project is the proposed demolition of two existing buildings that are more than 50 years of age and not historically significant, using the City's federal Community Development Block Grant (CDBG) Program funds, and then the new construction of permanent supportive housing units using federal HOME Investment Partnerships Program and a variety of other funds as the second and final phase of an activity to increase the affordable housing stock in the community.

Funding Information

Grant Number:	HUD Program:	Funding Amount:
B-17-MC-06-0029	CDBG	\$100,000
B-18-MC-06-0029	CDBG	\$687,258
M-17-MC-06-0223	HOME	\$1,806,431

M-18-MC-06-0223

HOME

\$380,279

Estimated Total HUD Funded Amount: \$2,973,968,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: Approx. \$40,000,000.00

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

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	PRINTED, Map attached. EXPERIENCE, City of Vallejo Planning Division. There are no airports within the City of Vallejo. The closest airports are in Napa (twelve miles), Concord (twenty miles), and Travis Air Force Base (twenty miles). Therefore, the project site is not subject to any potential airport hazards.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	PRINTED. The project site is not located within a Coastal Barrier Resources System according to a map produced by the U. S. Fish and Wildlife Service, https://www.fws.gov/cbra/maps/mapper.html, (map attached).
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	PRINTED. The project site is located within Zone AE with a 100-year flood elevation at approximately ten feet, as indicated on the applicable Flood Insurance Rate Map (FIRM) from the Federal Emergency Management Agency (FEMA). The project is subject to a standard Public Works Department

		condition of approval requiring the applicant to obtain a Letter of Map Revision from FEMA for City of Vallejo acceptance, prior to building permit issuance. The project site is not located within a regulatory floodway, according to FEMA. The developer/applicant will be obtaining flood insurance for the site.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input type="checkbox"/> X	EXPERIENCE. Proposed project will conform to EPA-approved Site Implementation Plan (SIP); it will not require an installation permit, operating permit, or indirect source control permit under local control agency rules, nor is site located in vicinity of a monitoring station where any federal air quality violations have been registered. Guy L. Ricca, Temporary Senior Community Development Analyst, City of Vallejo, 30 years.
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> X	PRINTED. San Francisco Bay Conservation and Development Commission, March 2012 Bay Jurisdictional Map attached. CITY OF VALLEJO PLANNING DIVISION. The Coastal Zone Management Act is administered by the San Francisco Bay Conservation and Development Commission (BCDC). Development of the project site does not conflict with any policies or plans adopted by BCDC.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No <input type="checkbox"/> X	WEBSITE(S), CITY OF VALLEJO PLANNING DIVISION. (EPA and EnviroStor) Hazardous materials if identified will be abated upon demolition and removal of structures. Project not located within one mile of an U. S. Environmental Protection Agency (EPA) National Priorities List (NPL) "Superfund" site, within 2,000 feet of a Comprehensive Environmental Response,

		<p>Compensation, and Liability Information System (CERCLIS) site, nor adjacent to any other known or suspected sites contaminated with toxic chemicals or radioactive materials. The project site does not contain any known contamination or toxic substances according to the databases maintained by both the U. S. Environmental Protection Agency (https://www.epa.gov/superfund/search-superfund-sites-where-you-live), and the California Department of Toxic Substances Control http://www.envirostor.dtsc.ca.gov/?surl=17dea</p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>CITY OF VALLEJO PLANNING DIVISION. The project site does not contain any known habitat for protected species identified as candidate, sensitive, or species of special status. Furthermore, the portions of the project site that will include project improvements have already been urbanized with existing building and site improvements.</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>FIELD. Site visit by G. Ricca, City of Vallejo, 1-7-2020. No above-ground containers in sight or documented.</p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>PRINTED. The project site is largely developed with urban uses and no agricultural land, as observed by the City of Vallejo Planning Division. Furthermore, the project site is identified as "Urban and Built-Up Land" on the Solano County Important Farmland 2016 map by the California Department of Conservation, (map attached).</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>PRINTED. An 8-Step Floodplain Process has been completed, (attached).</p>
<p>Historic Preservation</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>PRINTED. The proposed project does not involve the demolition of any historic structures. See attached correspondence</p>

National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800		to SHPO dated 2-8-2020, and SHPO response dated 2-18-2020 concurring with the City's Finding of No Historic Properties Affected.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	CITY OF VALLEJO PLANNING DIVISION. The project involves the development and operation of permanent supportive housing with an array of associated onsite services for residents. Operationally, the permanent supportive housing project is not a noise-sensitive use, as is typical of residential uses. Noise will be generated during the construction of the project. However, construction activities are prohibited during noise-sensitive hours, as a condition of approval. Construction is limited to 7:00 a. m. to 6:00 p. m., Monday to Saturday, and expressly prohibited on Sunday and federal holidays. This project will be 60 to 65 dBA, (see attached HUD form).
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	PRINTED. The project site does not contain a Sole Source Aquifer according to both a database and map maintained by the U. S. Environmental Protection Agency, (map attached).
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	PRINTED. The project site boundaries extend into Austin Creek, an Estuarine and Marine Wetland, as determined by the National Wetlands Inventory of the U. S. Fish and Wildlife Service. The project site is currently developed with building and site improvements. The project would result in the redevelopment of the urbanized portion of the project site and does not include Austin Creek within its development scope. Additionally, the project conditions of approval will require the creation of a separate parcel of land from the portion of the project site that extends into Austin Creek, (map attached).
Wild and Scenic Rivers	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	PRINTED. The project site is not part of the National Wild and Scenic Rivers System, as detailed on a map administered

Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)		by the U. S. Fish and Wildlife Service, (map attached).
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	EXPERIENCE, FIELD. The proposed project is suitable for the proposed use and will not be adversely impacted by adverse environmental conditions. G. Ricca, City of Vallejo.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list 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
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	CITY OF VALLEJO PLANNING DIVISION. The project site has a General Plan 2040 land use designation of Business/Limited Residential (B/LR), which envisions residential developments and mixed-use developments, in addition to light industrial and office uses. Linear Commercial (CL) District is the interim zoning designation, as authorized by the Interim Zoning Policy adopted by the City Council in 2017. Residential units are permitted as part of a mixed-use development above the ground floor in the CL District.

		The project is consistent with all applicable objective zoning standards of the Vallejo Municipal Code with the exception of density bonus concessions for covered parking and maximum fence height. The permitted density range for the B/LR land use designation is 25 to 50 units per acre, and the maximum Floor Area Ratio (FAR) is 2.0. The project is consistent with both the density requirements (with a density bonus), and the maximum allowed FAR of the B/LR land use designation. The project was approved under State Senate Bill (SB) 35, and did not require any design review.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	1	PRINTED. The project contains a storm water control plan for which the Public Works Department has granted an approval during the entitlement phase. Public Works Department staff will review the storm water control plan as well as project site drainage during the building permit phase. Additionally, the project will be subject to a detailed review during the building permit phase to ensure that there are no substantial issues related to soil suitability and erosion, (Stormwater Control Plan attached).
Hazards and Nuisances including Site Safety and Noise	1	CITY OF VALLEJO PLANNING DIVISION. The project site is not subject to any special hazards, nor is it located in an area that will subject employees or residents to nuisances beyond what is typical in an urbanized area.
Energy Consumption	1	CITY OF VALLEJO PLANNING DIVISION. Project construction will require a temporary increase in energy consumption. The project will be subject to regulations to reduce energy consumption: California Code of Regulations (CCR) Title 24 – Part 6 (Energy Efficiency Standards), and Title 24 – Part 11 (California Green Building Standards). These standards will be enforced by the City of Vallejo Building Division during the building permit phase.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	EXPERIENCE. The proposed project would develop City-owned property, after the demolition of existing structures, and would not result in the loss or potential loss of jobs. G. Ricca, City of Vallejo.
Demographic Character Changes, Displacement	1	EXPERIENCE. The project will have no impacts on the demographic character of the immediate or surrounding area, nor will it result of displacement of any persons. G. Ricca, City of Vallejo.

Environmental Assessment Factor	Impact Code	Impact Evaluation
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COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	1	EXPERIENCE. Minimal project-generated impacts on school enrollment would be offset through payment of established school impact fees. The nearest school to the proposed project site is a public elementary school (Federal Terrace Elementary) located less than one mile from the site. G. Ricca, City of Vallejo.
Commercial Facilities	1	FIELD. Access to public transportation exists; adequate and relatively convenient access to retail services (by public transportation, car, or walking) exists. No adverse impacts by proposed project expected in existing retail/commercial services. No existing businesses will be placed at a competitive disadvantage, or displaced, by the proposed project. G. Ricca, City of Vallejo.
Health Care and Social Services	1	FIELD. Non-emergency and emergency health care services are located within a reasonable proximity to the proposed project. Ambulance trips to hospitals or other health care centers can be made within a reasonable period of time. The number of trained medical staff available is in realistic proportion to the anticipated increase in users. Residents of housing development are not expected to require special medical services. G. Ricca, City of Vallejo.
Solid Waste Disposal / Recycling	1	FIELD. Sufficient landfill capacity is available. The proposed project will be conditioned to comply with all applicable federal, State, and local solid waste statutes and regulations. G. Ricca, City of Vallejo.
Waste Water / Sanitary Sewers	1	FIELD. The proposed project will be subject to the standard conditions of the Vallejo Flood and Wastewater District. Implementation of such standard conditions will prevent the proposed project from resulting in significant impacts relating to waste water treatment. G. Ricca, City of Vallejo.
Water Supply	1	FIELD. Sufficient water supply is available. G. Ricca, City of Vallejo.
Public Safety - Police, Fire, and Emergency Medical	1	CITY OF VALLEJO PLANNING DIVISION. The project was reviewed by the City of Vallejo Fire Department during the entitlement phase and will be subject to several fire safety requirements. The project provides adequate access for Fire Department and emergency medical response. The project will not require an increase in City of Vallejo Police Department service based on scale, use, and it being a relatively small infill development.
Parks, Open Space, and Recreation	1	CITY OF VALLEJO PLANNING DIVISION. The project will not bear any significant impacts on parks,

		open space, or recreational facilities. Furthermore, the project will not require the construction of new recreational facilities.
Transportation and Accessibility	1	FIELD. Potential project impacts would be less than significant and require no mitigation. G. Ricca, City of Vallejo.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	1	CITY OF VALLEJO PLANNING DIVISION. The project site does not contain any unique natural features or water resources. A portion of the project site boundaries extend into Austin Creek. However, the project improvements will bear no impact on Austin Creek, as the project will redevelop existing urbanized portions of the project site.
Vegetation, Wildlife	1	CITY OF VALLEJO PLANNING DIVISION. The portions of the project site to be developed are urbanized and do not contain substantial amounts of vegetation or any known wildlife.
Other Factors	2	None.

Additional Studies Performed: No additional studies were performed other than those reference above.

Field Inspection (Date and completed by): January 7, 2020. Guy L. Ricca, Temporary Senior Community Development Analyst, City of Vallejo

List of Sources, Agencies, and Persons Consulted [40 CFR 1508.9(b)]: Referenced above, and shown in Attachments.

List of Permits Obtained: Not applicable.

Public Outreach [24 CFR 50.23 & 58.43]: Public notice, objection period at City and federal (HUD) level, per federal guidelines.

Cumulative Impact Analysis [24 CFR 58.32]: The proposed project will be limited to the demolition of existing structures, and the construction of permanent supportive housing on a currently unused City-owned site; therefore, the cumulative impact on the human environment will not be significant.

Alternatives [24 CFR 58.40€; 40 CFR 1508.9] The removal of existing structures and the new construction of permanent supportive housing units on this City-owned site to increase the supply of affordable housing for homeless individuals and couples. The City of Vallejo's Consolidated Plan has identified a need for additional affordable housing for very low-income persons in the community. The proposed project would partially address this need. The proposed project will have no significant adverse impacts on the human environment, and the repurposing of the proposed project represents one of the few opportunities to encourage the creation of affordable housing.

No Action Alternative [24 CFR 58.40€]: A no action alternative has been considered, and rejected, because of the documented and large need for permanent supportive housing for homeless individuals, and because the site has been deemed an appropriate location for the development of up to 75 units of permanent supportive housing, pursuant to a Request for Qualifications (RFQ) and the City's selection of an experienced non-profit affordable housing developer.

Summary of Findings and Conclusions: After a comprehensive review, City staff has determined that it is appropriate for the proposed permanent supportive housing project to be implemented.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below 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. **None.**

Law, Authority, or Factor	Mitigation Measure

Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]
 The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]
 The project may significantly affect the quality of the human environment.

Preparer Signature: *Guy L. Ricca* Date: 6-17-2020

Name/Title/Organization: **Guy L. Ricca, Temporary Senior Community Development Analyst, City of Vallejo**

Certifying Officer Signature: *Greg Nyhoff* Date: 06-18-2020
 Name/Title: **Greg Nyhoff, City Manager**

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

Map Where Vallejo CA - Bing images



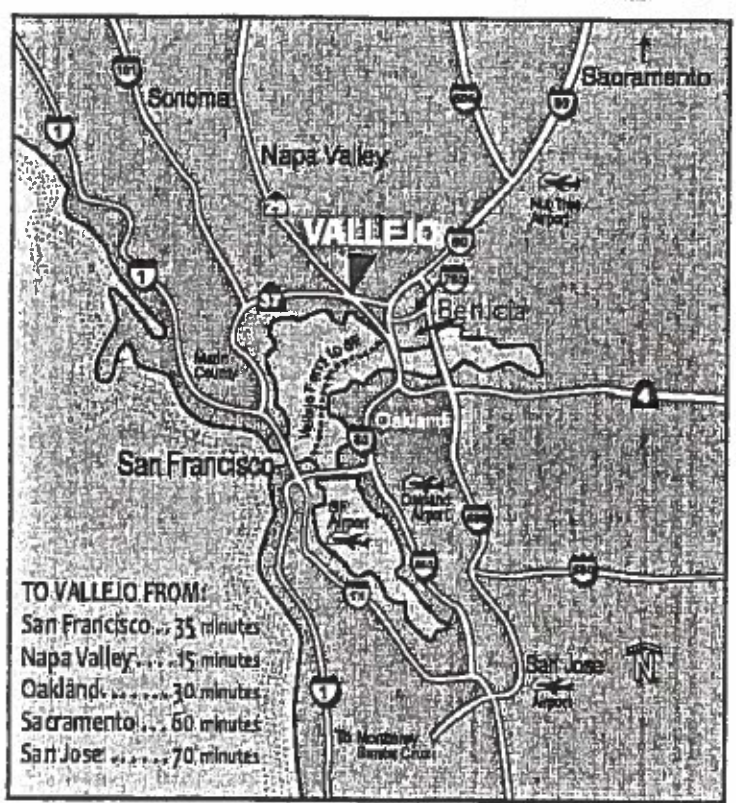
AIRPORT HAZARDS



People interested



Vallejo High School



Privacy and Cookies

Coastal Barrier Resources System Mapper Documentation



CBRS Units

- Otherwise Protected Area
- System Unit
- CBRS Buffer Zone
- 122.258028, 38.118026

0 65 130 260 390 ft 1:4,514

The pin location displayed on the map is a point selected by the user. Failure of the user to ensure that the pin location displayed on this map correctly corresponds with the user supplied address/location description below may result in an invalid federal flood insurance policy. The U.S. Fish and Wildlife Service (Service) has not validated the pin location with respect to the user supplied address/location description below. The Service recommends that all pin locations be verified by federal agencies prior to use of this map for the provision or denial of federal funding or financial assistance. Please note that a structure bisected by the Coastal Barrier Resources System (CBRS) boundary (i.e., both "partially in" and "partially out") is within the CBRS and therefore affected by CBRA's restrictions on federal flood insurance. A pin placed on a bisected structure must be placed on the portion of the structure within the unit (including any attached features such as a deck or stairs).

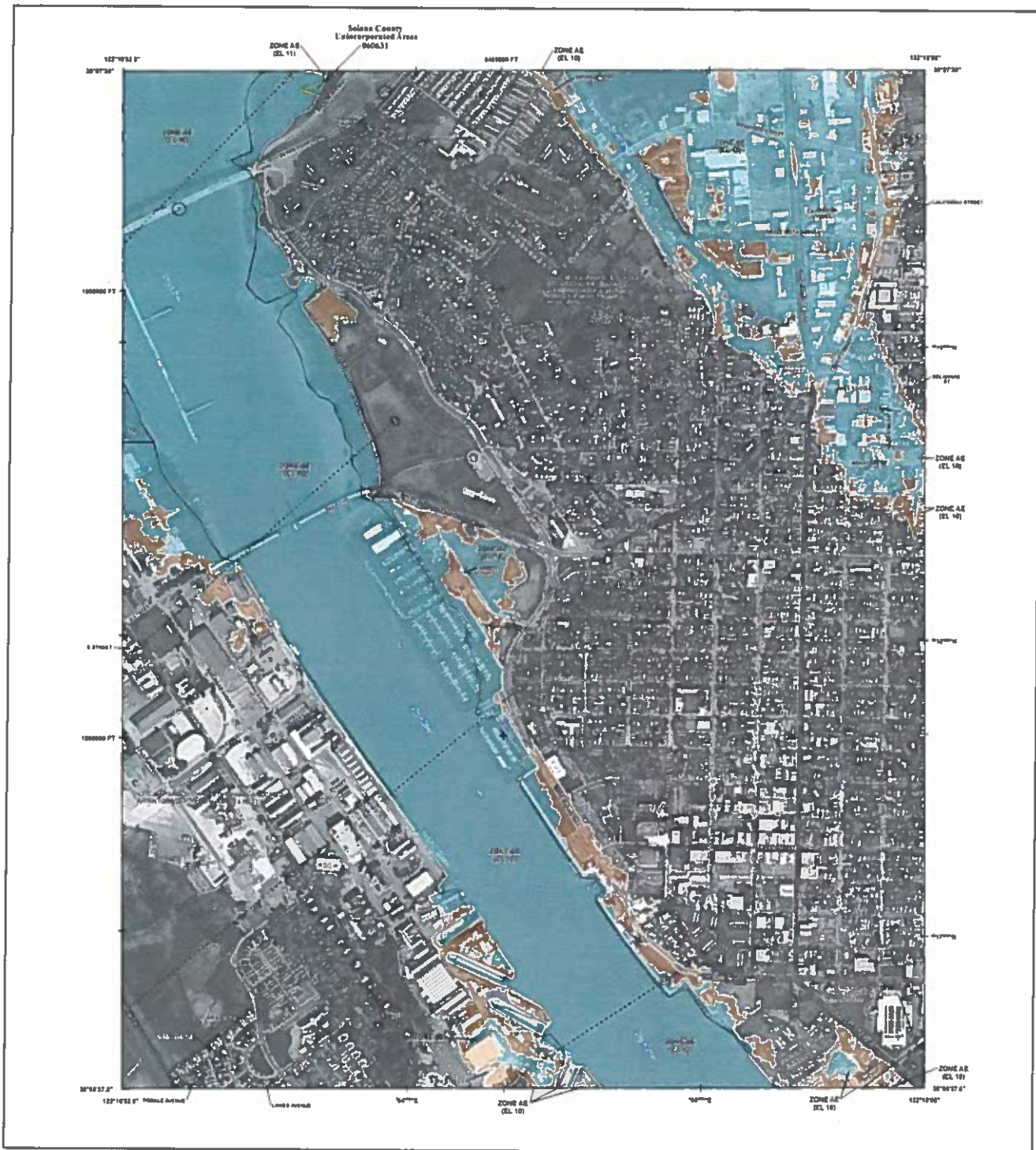
User Name: City of Vallejo
User Supplied Address/Location Description: Sacramento PSH Project Site
Pin Location: Outside CBRS
Pin Flood Insurance Prohibition Date: N/A
Pin System Unit Establishment Date: N/A

The user placed pin location is not within the CBRS. The official CBRS maps are accessible at <https://www.fws.gov/cbra/maps/index.html>.

The CBRS information is derived directly from the CBRS web service provided by the Service. This map was exported on 4/7/2020 and does not reflect changes or amendments subsequent to this date. The CBRS boundaries on this map may become superseded by new boundaries over time.

This map image may be void if one or more of the following map elements do not appear: basemap imagery, CBRS unit labels, prohibition date labels, legend, scale bar, map creation date. For additional information about flood insurance and the CBRS, visit: <https://www.fws.gov/cbra/Flood-Insurance.html>.





FLOOD HAZARD INFORMATION

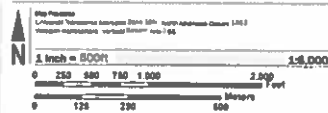
SEE THE REPORT FOR DETAILED LEGEND AND INDEX MAP FOR THIS PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTP://MSCFEMA.GOV](http://msc.fema.gov)

- SPECIAL FLOOD HAZARD AREAS**
 - Inland Basin Flood Elevation (BFE) Zone AE, V, X, Y, Z
 - VME BFE or Depth Zone AE, V, X, Y, Z
 - Regulatory Floodway
 - 0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than 10 ft or with drainage areas of less than 100 square miles Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
- OTHER AREAS OF FLOOD HAZARD**
 - Area with Reduced Flood Risk due to Levee See Notes Zone X
 - Areas of Minimal Flood Hazard Zone X
 - Area of Unconfined Flood Hazard Zone X
- OTHER AREAS**
 - Channel, Culvert or Storm Sewer Accumulated or Proximally Accumulated Debris, Dike or Floodwall
- GENERAL STRUCTURES**
 - Non-enclosed Levee, Dam or Floodwall
 - Cross Sections with 1% Annual Chance Water Surface Elevation (WSE)
 - Coastal Flooding
 - Coastal Flooding Elevation
 - Profile Elevation
 - Hydrographic Features
 - Base Flood Elevation Line (BFE)
 - Line of Study
- OTHER FEATURES**
 - Jurisdiction Boundary

NOTES TO USERS

This information was prepared for the map. Detailed information is available in the report. The information depicted on this map and supporting documentation are also available in digital format at [HTTP://MSCFEMA.GOV](http://msc.fema.gov). The information depicted on this map and supporting documentation are also available in digital format at [HTTP://MSCFEMA.GOV](http://msc.fema.gov). The information depicted on this map and supporting documentation are also available in digital format at [HTTP://MSCFEMA.GOV](http://msc.fema.gov).

SCALE



PANEL LOCATOR



FEMA
National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

SOLANO COUNTY, CALIFORNIA
and Interoperated Areas

Panel 607 of 730

COMMUNITY: SOLANO COUNTY
SOLANO COUNTY

NUMBER: 060701
DATE: 08/07

PANEL: 607
SUFFIX: 1

FILE NUMBER: 2320
 MAP NUMBER: 060701CD0017
 MAP REVISION: AUGUST 2, 2010

National Flood Hazard Layer FIRMette



18° 25' 43" N

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Legend

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99	With BFE or Depth Zone AE, AO, AH, VE, AP	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile (Zone J)	Future Conditions 1% Annual Chance Flood Hazard (Zone X)	Area with Reduced Flood Risk due to Levee. See Notes. (Zone X)
OTHER AREAS	Area of Minimal Flood Hazard (Zone X)	Effective LOMRs	Area of Undetermined Flood Hazard (Zone X)
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer	Levee, Dike, or Floodwall	
OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation	Coastal Transect	Base Flood Elevation Line (BFE)
MAP PANELS	Digital Data Available	No Digital Data Available	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/17/2020 at 8:02:43 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



USCS: The National Map Accuracy Standards, 2019
 122° 15' 7.98" W
 38° 6' 57.12" N
 Feet 0 250 500 1,000 1,500 2,000 1:6,000

Plan Map 2

Carquinez Strait

PLAN MAP NOTES

Salt Ponds and Other Managed Wetlands - Large area, high-value wildlife habitat.

San Pablo Bay National Wildlife Refuge - The addition and restoration of land with high aquatic life and wildlife habitat value or good habitat restoration potential to the San Pablo Bay National Wildlife Refuge would be in accord with Bay Plan policies.

San Pablo Bay Wildlife Refuges - The California Department of Fish and Game and the U.S. Fish and Wildlife Service are carrying out a cooperative program to acquire, restore and manage areas of high aquatic life and wildlife habitat value in San Pablo Bay.

Benicia State Recreation Area - Proposed park expansion should encompass principal overlooks and ridges on north side of strait, to preserve rugged and scenic character of hills, presently undeveloped.

West Benicia Waterfront - Detailed planning is needed to determine most desirable waterfront design west of West Second Street, emphasizing "urban" recreation uses with a minimum of Bay filling (and housing on existing private land).

Benicia Waterfront Special Area Plan - Special Area Plan was adopted by the Commission (April, 1977) and the City of Benicia to provide detailed planning and regulatory guidelines for the Benicia shoreline between West Second Street and the Benicia-Martinez Bridge. Refer to maps, policies, and recommendations of the Special Area Plan for specific information for this area.

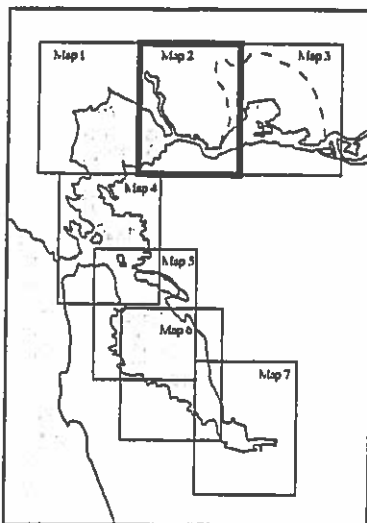
Scenic Area South Side of Carquinez Strait - The scenic area includes principal overlook ridges and scenic road between Crockett and Martinez. To preserve presently undeveloped rugged and scenic hills, zoning should provide for extremely sparse development with control over tree removal and location of all structures; scenic easements should be acquired by East Bay Regional Park District, county, or other public body as necessary to guarantee permanent protection. Some park development may be appropriate in valleys leading to Bay.

Areas diked from the Bay have high-value wildlife habitat and restoration potential.

Napa-Sonoma Marshes Wildlife Area (Napa River Unit) - The California Coastal Conservancy, U.S. Army Corps of Engineers, and California Department of Fish and Game propose to restore nearly 10,000 acres of salt ponds and adjacent tidal habitats on the west side of the Napa River to a mix of tidal and managed pond habitats. The proposed restoration use would be in accord with Bay Plan policies.

Napa Plant Site - The California Department of Fish and Game proposes to restore approximately 1,400 acres of salt ponds added to the Fagan Marsh Ecological Reserve, on the east side of the Napa River to a mix of tidal and managed pond habitats. The proposed restoration use would be in accord with Bay Plan policies.

San Francisco Bay Area Water Trail - Pursuant to state legislation, the Commission, in partnership with the State Coastal Conservancy, Association of Bay Area Governments and interested parties, is preparing a San Francisco Bay Area Water Trail plan. The Water Trail will provide a series of linked landing and launching sites around the Bay for human-powered boats and beachable sail craft, and provide for diverse, water-accessible overnight accommodations, including camping.



Amended September 2006

Plan Map 2

Bay Plan Policies and Commission Suggestions

BAY PLAN POLICIES

- 1 **San Pablo Bay** - Tidal marshes and extensive tidal flats are valuable wildlife habitat. Protect wildlife values.
- 2 **Route 37** - Evaluate design options if and when travel demand warrants. Provide public access in a manner protective of sensitive wildlife. Provide opportunities for wildlife compatible activities, such as wildlife observation and fishing.
- 3 **Regional Restoration Goal for San Pablo Bay** - Restore large areas of tidal marsh and enhance seasonal wetlands. Some of the inactive salt ponds should be managed to maximize their habitat functions for shorebirds and waterfowl, and others should be restored to tidal marsh. Shallow subtidal areas (including eelgrass beds) should be conserved or restored. See the Baylands Ecosystem Habitat Goals report for more information.
- 4 **Mare Island Naval Shipyard** - The Mare Island dredged material disposal ponds, which are located in historic baylands, should be retained in water-related industry priority use for dredged material disposal and used as a regional disposal and rehandling area for dredged material except the three northernmost ponds. The three northernmost ponds could be used to provide wetland habitat for the salt marsh harvest mouse in order to mitigate any potential adverse impacts resulting from the future use of the other seven ponds for dredged material disposal and rehandling. Restoration of the three northernmost ponds, if necessary for mitigation, should be managed by the U.S. Fish and Wildlife Service as part of the San Pablo Bay National Wildlife Refuge and the Service's program for environmental education.
- 5 **Mare Island** - Create waterfront park at south shore of Mare Island consistent with local base reuse plan and Chapter 588 of the Statutes of 2004.
- 6 **Vallejo Water-Related Industrial Area** - Some fill may be needed.
- 7 **Carquinez Strait - Vallejo Shoreline** - Continuous public access should be provided along the bluff top and where feasible the shoreline of Carquinez Strait and views of the water from shoreline vista points should be preserved.
- 8 **Benicia State Recreation Area** - No commercial uses except for convenience needs of park visitors. Develop multi-use trail along shoreline between Vallejo and Benicia. Provide non-motorized small boat launching facilities. Protect wetland habitats.
- 9 **Benicia Waterfront Special Area Plan** - See special area plan for detailed planning guidelines for the shoreline between West Second Street and the Benicia-Martinez Bridge. Preserve existing non-motorized small boat launches on City waterfront.
- 10 **Benicia Industrial Park** - Reserve area east of old Route 21 for waterfront industry. Preserve and provide access to vista points and historic buildings.
- 11 **Regional Restoration Goal for Suisun Bay** - Restore tidal marsh on the northern and southern sides of Suisun Bay, Grizzly Bay and Honker Bay; enhance managed marshes to increase their ability to support waterfowl. See the Baylands Ecosystem Habitat Goals report for more information.
- 12 Pipelines and piers may be built over marshes.
- 13 **Port of Benicia** - See Seaport Plan.
- 14 **Martinez Regional Shoreline and Martinez Waterfront Park** - Preserve mix of recreational uses for picnicking, wildlife viewing, wildlife habitat management and hiking in regional park and community facilities, including team sports in City park. Possible ferry terminal. Allow if compatible with park and marina use; serve with bus public transit to reduce traffic and parking needs. Complete Bay Trail and provide non-motorized small boat landing and launching.
- 15 **Carquinez Strait Regional Shoreline** - Preserve Eckley Fishing Pier, and panoramic views of Carquinez Strait from hiking trails, preserve and interpret cultural history of the site. Expand park where feasible. Complete Bay and Ridge Trails, maintain safe access across railroad tracks. Provide non-motorized small boat landing and launching. Provide signage regarding fish consumption advisories for anglers.
- 16 **Selby** - See Seaport Plan. Some fill may be needed for port use.
- 17 **San Pablo Bay Regional Shoreline Park, Lone Tree Point to Wilson Point** - Provide continuous shoreline access linking parks with safe pedestrian railroad crossings. Expand parks where feasible. Integrate with local parks in Hercules and Pinole. Protect wetland habitats and interpret historical and cultural resources. Link local and regional shoreline parks to Point Pinole Regional Shoreline Park. Complete Bay Trail and incorporate non-motorized small boat launching.
- 18 **Hercules Point Park and Pinole Bayfront Park** - Integrate with San Pablo Bay Regional Shoreline Park to provide continuous shoreline access. Provide safe pedestrian railroad crossings. Expand parks where feasible. Protect adjacent wetlands. Provide non-motorized small boat landing and launching. Possible ferry terminal near Hercules Point.

Plan Map 2

Bay Plan Policies and Commission Suggestions

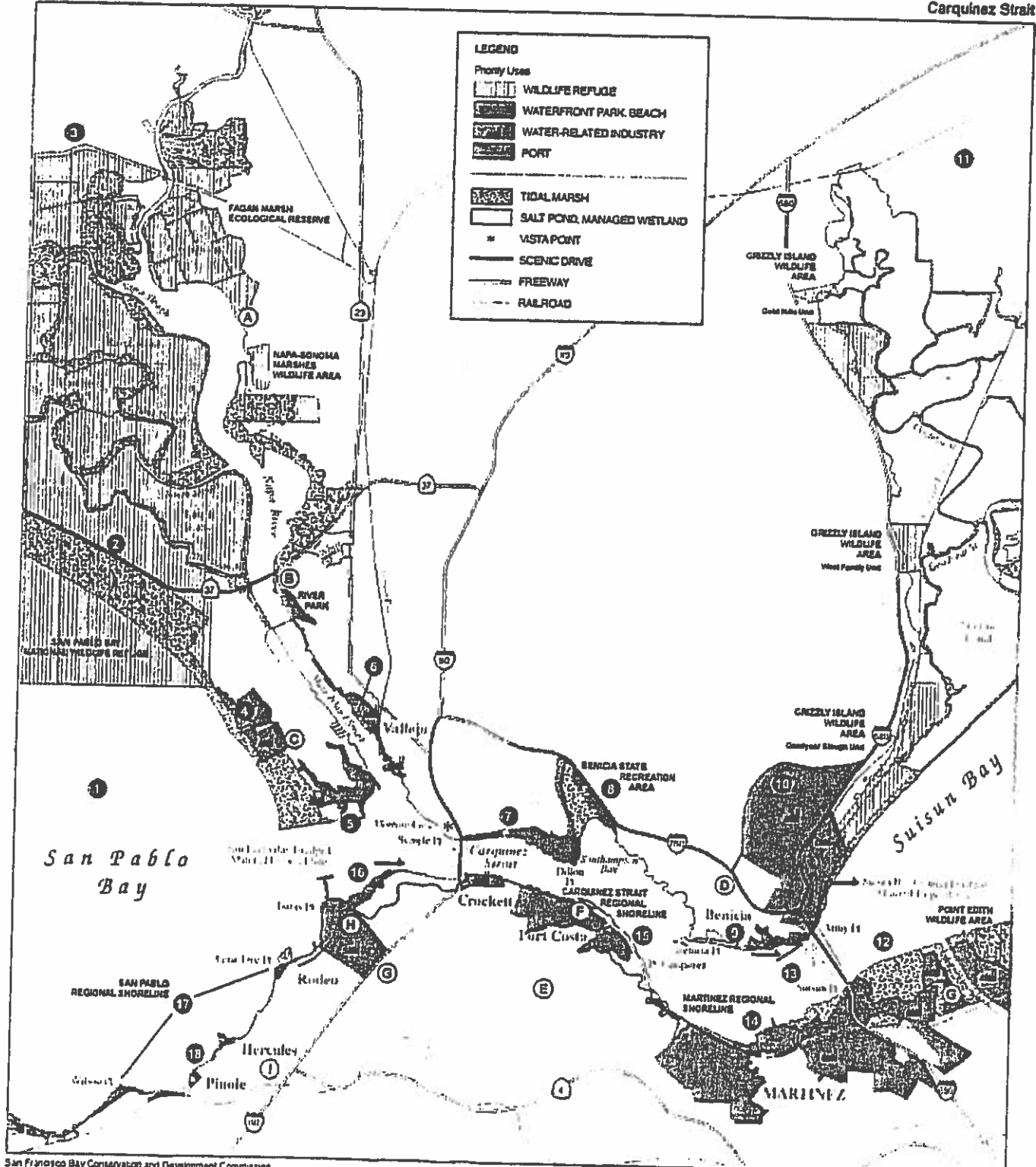
COMMISSION SUGGESTIONS

- (A) Napa Bay - Encourage recreational development of areas adjacent to shoreline. Provide continuous public access to shoreline.
- (B) Provide continuous public access to shoreline from Napa Bay to existing park. Protect views of strait from hills.
- (C) Potential park on hills overlooking the Bay.
- (D) Benicia - Prepare precise plan and development program for waterfront west of West Second Street. Structures near waterfront should be kept low and well-spaced to protect views from hills inland. Provide maximum possible public access, including paths, beaches and small parks.
- (E) Possible use of Praxis Pacheco as a dredged material confined disposal site.
- (F) Limit urban development; encourage cluster development to maximize Bay views and conserve natural landscape features.
- (G) Carquinez Strait, Bridge and Shoreline - Enhance scenic qualities, preserve views and increase public access.
- (H) Possible linked industry.
- (I) Possible use of Wickland Selby site as a regional dredged material rehandling facility.



Plan Map 2

Carquinez Strait

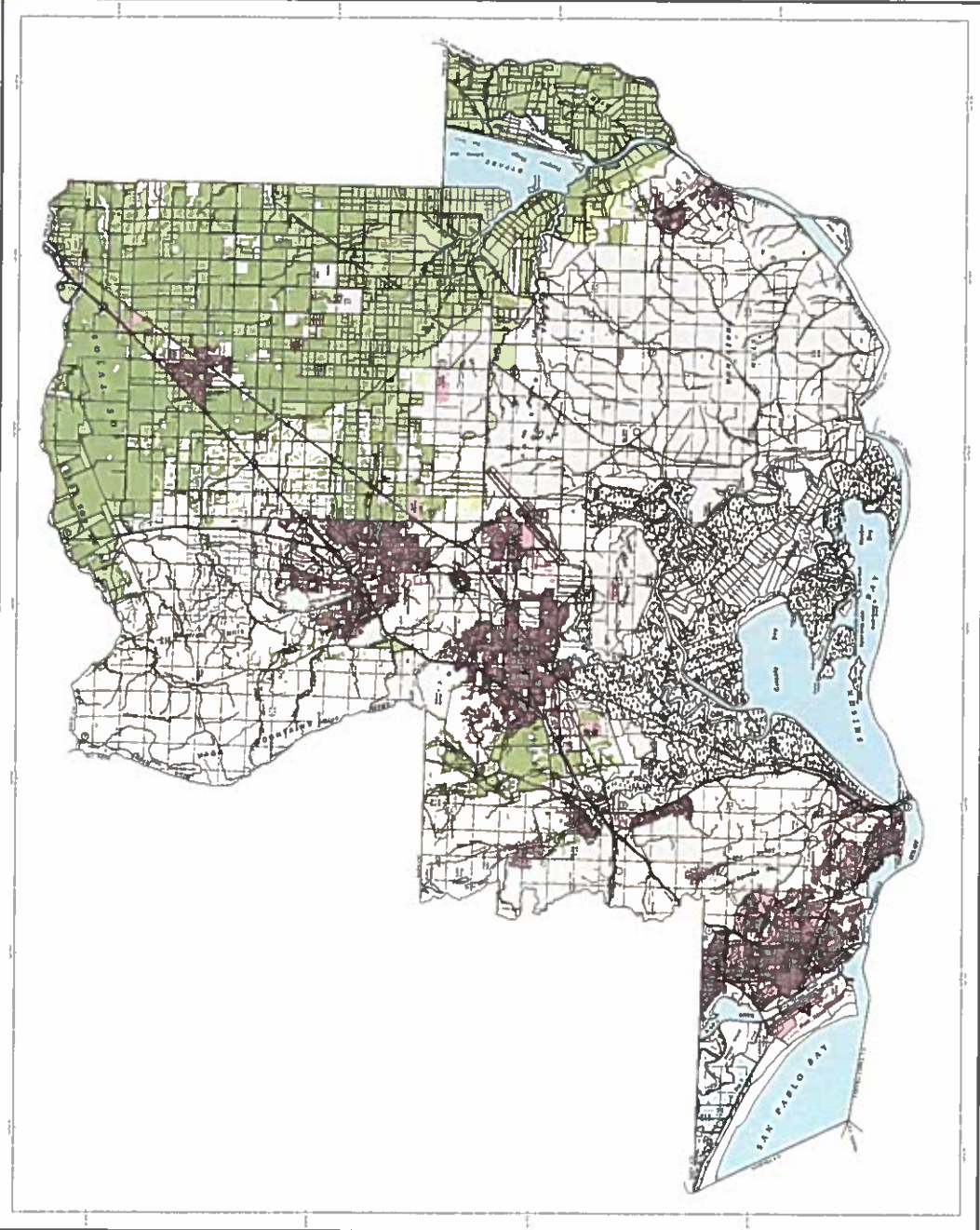




OFFICE OF THE CALIFORNIA
 STATE ARCHITECT
 1600 CALIFORNIA STREET, SUITE 100
 SACRAMENTO, CALIFORNIA 95833
 (916) 227-4300

SOLANO COUNTY IMPORTANT FARMLAND 2016

CONDUCTED BY THE CALIFORNIA STATE ARCHITECT
 PREPARED FOR SOLANO COUNTY ARCHITECTURAL
 DIVISION BY THE CALIFORNIA STATE ARCHITECT



- PRIME FARMLAND**
 Prime farmland is the most productive and fertile soil within an area that is suitable for growing crops. It is the most valuable farmland and is the most difficult to replace. Prime farmland is the most productive and fertile soil within an area that is suitable for growing crops. It is the most valuable farmland and is the most difficult to replace.
- FARMLAND OF STATEWIDE IMPORTANCE**
 Farmland of statewide importance is the most productive and fertile soil within an area that is suitable for growing crops. It is the most valuable farmland and is the most difficult to replace. Farmland of statewide importance is the most productive and fertile soil within an area that is suitable for growing crops. It is the most valuable farmland and is the most difficult to replace.
- UNIQUE FARMLAND**
 Unique farmland is the most productive and fertile soil within an area that is suitable for growing crops. It is the most valuable farmland and is the most difficult to replace. Unique farmland is the most productive and fertile soil within an area that is suitable for growing crops. It is the most valuable farmland and is the most difficult to replace.
- OTHER LAND**
 Other land is the most productive and fertile soil within an area that is suitable for growing crops. It is the most valuable farmland and is the most difficult to replace. Other land is the most productive and fertile soil within an area that is suitable for growing crops. It is the most valuable farmland and is the most difficult to replace.
- URBAN AND BUILT-UP LAND**
 Urban and built-up land is the most productive and fertile soil within an area that is suitable for growing crops. It is the most valuable farmland and is the most difficult to replace. Urban and built-up land is the most productive and fertile soil within an area that is suitable for growing crops. It is the most valuable farmland and is the most difficult to replace.
- WATER**
 Water is the most productive and fertile soil within an area that is suitable for growing crops. It is the most valuable farmland and is the most difficult to replace. Water is the most productive and fertile soil within an area that is suitable for growing crops. It is the most valuable farmland and is the most difficult to replace.



Map Accuracy: The map is based on the most current data available. The map is not a guarantee of accuracy. The map is for informational purposes only. The map is not a guarantee of accuracy. The map is for informational purposes only.

Map Date: 2016

Map Author: California State Architect

Map Title: Solano County Important Farmland 2016

Map Scale: 1 inch = 100 feet

Map Projection: NAD 83 UTM Zone 18N

Map Legend: See legend on page 1

Map Contact: California State Architect, 1600 California Street, Suite 100, Sacramento, CA 95833, (916) 227-4300



Sacramento Street 8-Step Floodplain Process

The Permanent Supportive Housing Project, 2118 and 2134-36 Sacramento Street (“project” or “action”) site is located in the city of Vallejo, Solano County, California. United States Department of Housing and Urban Development (HUD) funds would be used for the demolition of two existing structures and the new construction of 75 units of permanent supportive housing for very low-income individuals and couples.

This report outlines the City’s eight-step decision-making process for complying with the floodplain management requirements of Executive Order (EO) 11988 as provided by 24 Code of Federal Regulations (CFR) 55.20.

Step 1: Determine whether the action is located in a 100-year floodplain (or a 500-year floodplain for critical actions) or wetland.

This action is located in a 100-year floodplain and a wetland. The project site is entirely within the Special Flood Hazard Area Zone “AE” Zone floodplain, as shown on the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) Panel 607 of 730, Map Number 06095C0607F, revised August 3, 2016. The FIRM is attached to this document (Attachment A).

In addition, the project site boundaries extend into Austin Creek, an Estuarine and Marine Wetland as determined by the National Wetlands Inventory of the U. S. Fish and Wildlife Service. The project site is currently developed with building and site improvements. The action would result in the redevelopment of the urbanized portion of the project site and does not include Austin Creek within its development scope. The project conditions of approval will require the creation of a separate parcel of land from the portion of the project site that extends into Austin Creek.

This project is (a) acquisition of property, (b) demolition, and (c) new construction of affordable multifamily housing of greater than four units and, for these reasons, E.O. 11988- Floodplain Management and E.O. 11990- Wetlands Protection apply. This project does not meet any of the exceptions at 24 CFR 55.12 and therefore requires an 8-step analysis of the direct and indirect impacts associated with the construction, occupancy, and modification of the floodplain and wetland.

The persons housed by the project will be at 50 percent or below the area median income, homeless, chronically homeless, or at imminent risk of becoming homeless. The 75 proposed units include 51 affordable studios, eighteen affordable one-bedroom units, five affordable two-bedroom units, and one two-bedroom manager’s unit in two four-story buildings, connected by pedestrian bridges. Services will be provided on the ground level. The developer, Eden Housing, Inc./Vallejo Permanent Supportive Housing (PSH), L. P., intends to build the residential buildings using modular construction. The project would include demolition of the existing two buildings on-site, and associated surface parking.

This analysis will consider impacts to the floodway along with concerns for loss of life and property.

Step 2: Notify the public for early review of the proposal and involve the affected and interested public in the decision making process.

A preliminary public notice describing the project was published in the Vallejo Times-Herald, the local newspaper, on May 19, 2020 (Attachment B). The ad targeted local residents, including those in the floodplain. The notice was also sent to interested Federal, State, local agencies, and non-profit groups such as the California Department of Water Resources, the County of Solano, local nonprofits, and neighbors. A list of specific agencies and individuals and a copy of the published notification is kept in the project's environmental review record and attached to this document (Attachment C). A copy was also posted on the City of Vallejo website. The required 15 calendar days were allowed for public comment. As required by regulation, the notice also included the name, proposed location and description of the activity, total number of floodplain and wetland acres involved, and the responsible entity contact for information as well as a website at which a full description of the proposed action can be viewed.

The comment period ended on June 2, 2020. No comments were received.

Step 3: Identify and evaluate practicable alternatives.

The City of Vallejo seeks to build permanent supportive housing within the city. Several alternative sites and actions are analyzed here for the purpose of satisfying this purpose:

1. Locate the Project at 2118 and 2134-36 Sacramento Street (Within the Floodplain and/or Wetland)

The chosen project site meets the needs of the proposed project. As detailed in the Environmental Assessment (EA) prepared in February 2020, the project would not displace any residents and would have no significant adverse impacts on the human or natural environment at this location. The location also meets the community's needs of 75 units. As discussed under Step 4, below, the project would be required to elevate the lowest floor to one-half foot or more above the base flood elevation. No wetland fill would be required.

The City purchased this property for the purpose of construction permanent supportive housing. Therefore, this site is the most economically feasible.

This site is also convenient for transit (less than ½ mile) and there are schools within walking distance.

2. Locate the Project at 5 Midway Street (Outside the Floodplain and/or Wetland)

The City also considered constructing the project at 5 Midway Street, a City-owned vacant parcel located outside of the floodplain in a non-residential area. However, this site is the proposed location for a homeless navigation center for very low-income persons and is a better match for that project. For example, the 5 Midway Street site is located farther away from K-12 schools than the 2118 and 2134-36 Sacramento Street site. The homeless navigation center will only serve clients aged 25 and older, whereas the permanent supportive housing project may house families with school-aged children.

3. No Action or Alternative Actions that Serve the Same Purpose

A no action alternative has been considered, and rejected, because of the documented large need for permanent supportive housing for homeless individuals, and because the site has been deemed an appropriate location for the development of up to 75 units of permanent supportive housing, pursuant to a Request for Qualifications (RFQ) and the City's selection of an experienced non-profit affordable housing developer. The persons housed will be at 50 percent or below the area median income, homeless, chronically homeless, or at imminent risk of becoming homeless. This type of housing has been identified as a priority need in the City's current Consolidated Plan.

Step 4: Identify Potential Direct and Indirect Impacts Associated with Floodplain Development.

Floodplain Evaluation

This floodplain evaluation focuses on adverse impacts to lives and property, and on natural and beneficial floodplain values. The highest priority of this review is to prevent the loss of life.

The proposed action would have minimal impacts to the floodplain because the project site is previously developed with impervious surfaces and structures, and the new development would comply with the floodplain management regulations in the City's Municipal Code. Section 7.98 of the City of Vallejo's MC identifies floodplain management regulations, including anchoring, construction materials and methods, and standards of construction in areas of special flood hazards. All new construction projects are required to be adequately anchored to prevent flotation, collapse, or lateral movement of the structure during flood conditions. In addition, the City requires the use of flood-resistant materials as specified in FEMA Technical Bulletin TB 2-93 and the use of construction methods and practices that minimize flood damage.

Per Section 7.98.160.C, residential construction projects in Special Flood Hazard Zone AE are required to elevate the lowest floor to one-half foot or more above the base flood elevation. In addition, *"Upon the completion of the forms for the structure's foundation, and prior to pouring the foundation, the elevation of the lowest floor including basement shall be certified by a registered professional engineer or surveyor and verified by the city's building inspector to be properly elevated. Such certification and verification shall be provided to the floodplain administrator."*

The action would comply with the City's floodplain management regulations. The new structures will be elevated a minimum of one-half foot or more above the base flood elevation. Consequently, the elevation would protect life from potential flash floods. No structures would be located within a regulatory floodway.

The Stormwater Control Plan (2019) prepared for the project identifies Best Management Practices (BMP) and Low Impact Development (LID) design strategies to capture and treat stormwater runoff on-site. All stormwater runoff would be treated by bio-retention planters prior to discharging to the existing and proposed storm system. In addition, the Plan identifies pollutant source control measures to manage and minimize potential runoff pollution from paved areas, inlets, and landscaped areas. Consequently, the proposed action would not have an adverse impact related to water resources.

The action would only redevelop the existing urbanized and previously disturbed portions of the project site. As such, the action would not have an adverse impact on the floodplain's beneficial values related to biological, cultural, agricultural, aquacultural, or forestry resources.

HUD requires projects located in the floodplain to maintain flood insurance for the life of the property. The project developer will be obtaining flood insurance for the life of the property.

Wetland Evaluation

There would be no new construction in the wetland.

Step 5: Where practicable, design or modify the proposed action to minimize the potential adverse impacts to lives, property, and natural values within the floodplain and to restore, and preserve the values of the floodplain.

- a) **Preserving Lives:** In order to preserve lives, local law enforcement and the emergency broadcast system will implement an early warning system should flooding conditions arise. In addition to the warning system, law enforcement has an emergency evacuation and relocation plan. The new structures will also be marked with identification marks of past and estimated flooding and the interior common areas will display an evacuation plan. All residents will also be briefed on the location of the flood hazard area and evacuation plans upon placement. Pursuant to Section 7.98.160.C, the building would also be elevated to one-half foot above BFE to protect any flood survivors who may be stranded during a flood event.
- b) **Preserving Property:** In order to preserve property, flood insurance will also be acquired and maintained in order to mitigate possible flood damage. The structures will be elevated at one-half foot above the BFE to save on flood insurance cost and to enhance the structures' ability to withstand floods. All construction would be elevated consistent with FEMA's Lowest Floor Guide (<http://www.fema.gov/pdf/nfip/manual200605/07lfg.pdf>) and use flood resistant materials consistent with FEMA bulletins (see <https://www.fema.gov/media-library/assets/documents/2655?id=1580>).
- c) **Preserving Natural Values and Minimizing Impacts:** As discussed in detail under Step 4, construction would have minimal effects on water resources. Landscaped surface areas would be cut out of the existing paved areas and preserved to provide for stormwater treatment facilities. Because construction would be limited to the previously developed, urbanized portions of the site, impacts to the floodplain would also be limited. The project site does not contain any known habitat for protected species identified as candidate, sensitive, or species of special status. Furthermore, the portions of the project site that would include project improvements have already been urbanized. The project conditions of approval require the creation of a separate parcel of land on the portion of the project site extending into Austin Creek, an estuarine and marine wetland, to avoid any impacts to wetlands. Construction is also subject to the California Energy Code and Green Building Code. Consequently, the action as designed would preserve natural values and minimize impacts to the natural environment.

Step 6: Reevaluate the Alternatives.

Although the Sacramento Street site is in a floodplain, the project has been adapted in order to minimize effects on floodplain values. Additionally, steps were taken in order to minimize risks to human life and property via evacuation plans, construction methods, flood insurance, etc. The estimated annual cost of flood insurance is between \$4,000 and \$8,000. The costs of elevating the structure to double the height of the concrete podium would be approximately \$2 million. The developer alone will bear the costs of maintaining the statutorily required flood insurance premiums for the life of the structure in accordance with the Flood Disaster Protection Act of 1973.

As discussed in detail in Step 3, although the Midway Street site is outside of the floodplain, other social and geographic factors make that site a better match for the homeless navigation center project. In addition, the City would face financial costs associated with going out to bid again for the homeless navigation center project and the permanent supportive housing project.

The City already owns the Sacramento Street site. Choosing a new site would require the City to invest up to approximately \$1 million to purchase the new property. Many potential sites in the area are prohibitively expensive for an affordable housing project development. In addition, alternative sites in residential zones may be met with public opposition, which would trigger financial costs to the City via public outreach, public hearings, and potential legal challenge.

The no action alternative is also impracticable because it will not satisfy the need to provide assistance to local homeless families.

Step 7: Determination of No Practicable Alternative

It is the City of Vallejo's determination that there is no practicable alternative for locating the project in the flood zone. This is due to: 1) the need to provide housing and services to homeless families; 2) the desire to not displace residents; 3) the need to construct an economically feasible project; and 4) the site's access to schools.

A final public notice (Attachment D) was published and posted consistent with the prior notice. The notice explains the reasons why the modified project must be located in the floodplain, offers a list of alternatives considered at Steps 3 and 6, and describes all mitigation measures at Step 5 taken to minimize adverse impacts and preserve natural and beneficial floodplain values. The public comment period for the final notice ended at close of business on June 15, 2020. No concerns were expressed by the public concerning this notice.

Step 8: Implement the Proposed Action

The City will take an active role in monitoring the construction process to ensure no unnecessary impacts occur nor unnecessary risks are taken. Compliance with Municipal Code regulations pertaining to flood protection will be required by the City. In addition, the City will be listed as an interested party on the 2nd mortgagee/other box of the flood insurance application. As such, the City will ensure the project retains flood insurance for the life of the property.

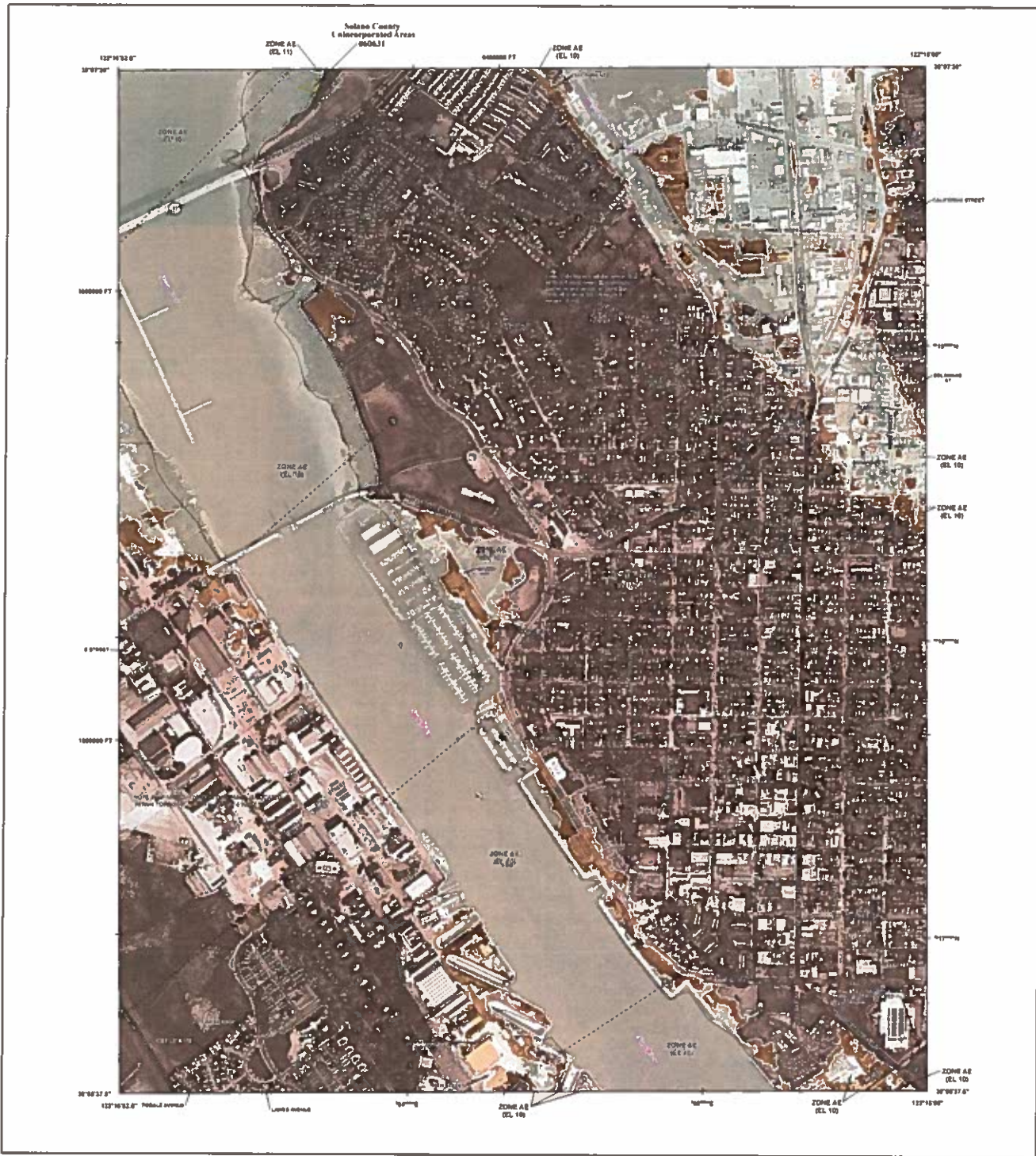
Attachments

Attachment A FEMA FIRM Map

Attachment B Preliminary Public Notice

Attachment C Notice Distribution List

Attachment D Final Public Notice



FLOOD HAZARD INFORMATION

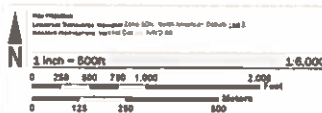
SEE FIRM REPORT FOR DETAILED LEGEND AND PANEL MAP FOR 100% PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMATS AT [HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)

- SPECIAL FLOOD HAZARD AREAS**
 - Without Any Flood Protection (RFD) Zone A, V, X, YZ
 - With DFE or DDFM Zone AE, AH, AO, AR, AW, AX, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
 - 0.2% Annual Chance Flood Hazard Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage spread of less than one square mile Zone I
 - Future Conditions 1% Annual Chance Flood Hazard Zone II
 - Area with Reduced Flood Risk due to Levee Sea Island Zone II
- OTHER AREAS OF FLOOD HAZARD**
 - Area of Minimal Flood Hazard Zone A
 - Area of Unmitigated Flood Hazard Zone D
- OTHER AREAS**
 - Channel, Conduit or Storm Sewer
 - Accretion or Previously Accredited Levee, Dike or Floodwall
 - Non-accreted Levee, Dike or Floodwall
- GENERAL STRUCTURES**
 - Cross Sections with 1% Annual Chance Water Surface Elevation (WFE)
 - Coastal Floodwall
 - Coastal Truncated Floodwall
 - Profile Baseline
 - Hydrographic Feature
 - Base Flood Elevation Line (BFE)
- OTHER FEATURES**
 - Limit of Study
 - Jurisdiction Boundary

NOTES TO USERS


The information and questions about this map available provide information with the FEMA Flood Hazard Information Report (FHIR) for the Flood Insurance Study (FIS) for the community. The information is provided for informational purposes only. The information is not intended to be used as a basis for any legal action. The information is not intended to be used as a basis for any legal action. The information is not intended to be used as a basis for any legal action.

SCALE



PANEL LOCATOR






National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

SOLANO COUNTY CALIFORNIA
COMMUNITY DEVELOPMENT DIVISION

607 or 730



COMMUNITY: 060631

DATE: 08/14/18

NUMBER: 000

PANEL: 0007

SUFFIX: 7

VERSION NUMBER: 2.3.2.D

MAP NUMBER: 0606310007

MAP REVISED: AUGUST 3, 2018

CITY OF VALLEJO
Early Notice and Public Review of a Proposed
Activity in a 100-Year Floodplain

To: All Interested Agencies, Groups, and Individuals

This is to give notice that the City of Vallejo has (1) determined that the following proposed action under the Community Development Block Grant (CDBG) Program (HUD Grant Numbers B-17-MC-06-0029 and B-18-MC-06-0029), and the HOME Investment Partnerships Program (HUD Grant Numbers M-17-MC-06-0223 and M-18-MC-06-0223), is located in a 100-year floodplain (Zone AE); and (2) will be identifying and evaluating practicable alternatives to locating the action in the floodplain, and the potential impacts on the floodplain from the proposed action, as required by Executive Order 11988, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands.

Proposed Action: The demolition of two existing structures, and the construction of 75 units of permanent supportive housing for very low-income individuals and couples, on a 1.34-acre City-owned property located at 2118 and 2134-36 Sacramento Street, in the City of Vallejo, California, in the County of Solano. The project site is entirely within the Special Flood Hazard Area Zone "AE" Zone floodplain, as shown on the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) Panel 607 of 730, Map Number 06095C0607F, revised August 3, 2016.

There are three primary purposes for this notice. First, people who may be affected by activities in the floodplain and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the floodplain, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about a floodplain can facilitate and enhance federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the federal government determines it will participate in actions taking place in a floodplain, it must inform those who may be put at greater or continued risk.

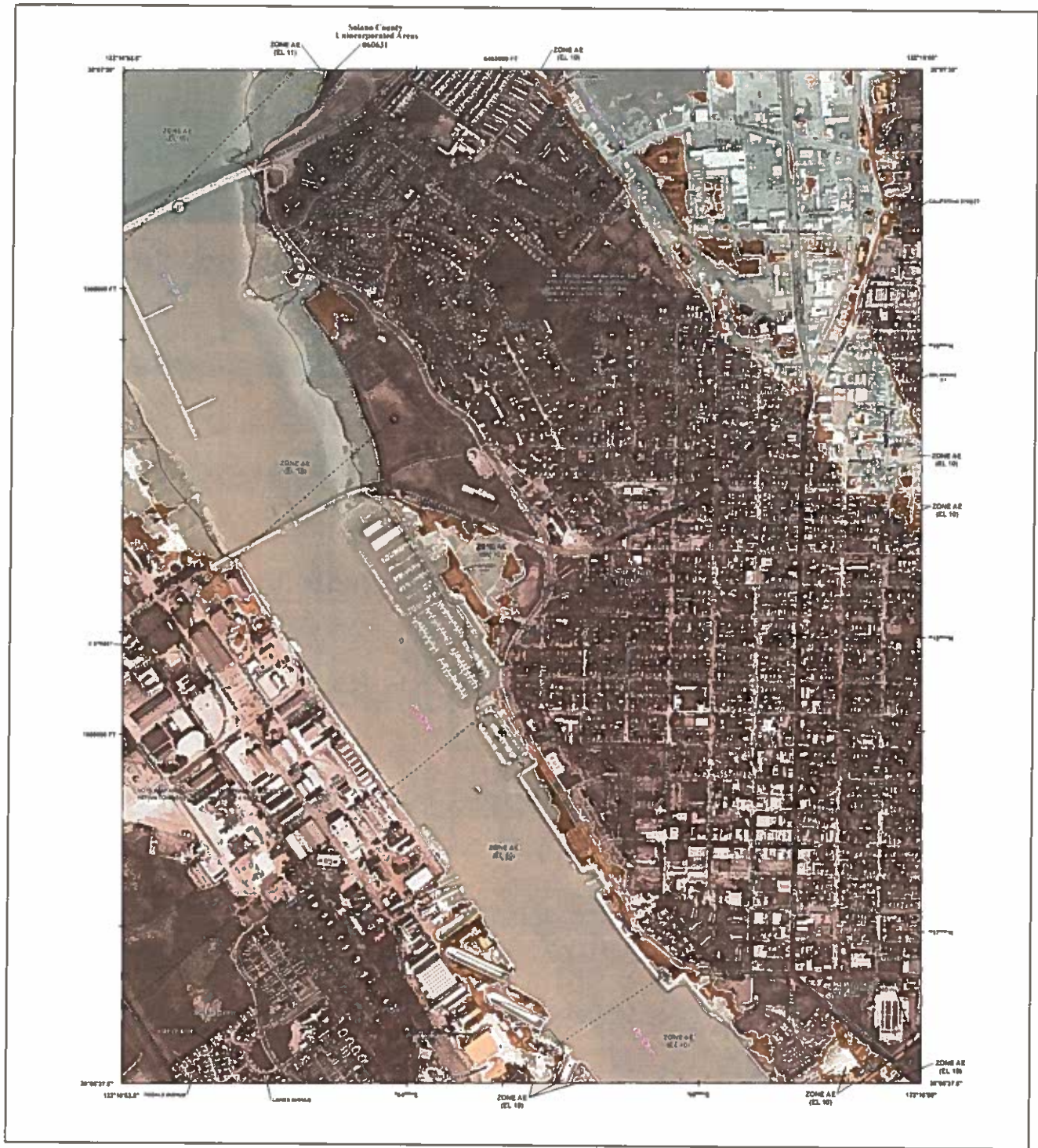
Written comments must be received by the City of Vallejo at the following address, postmarked by June 2, 2020: City of Vallejo, Housing and Community Development Division, 200 Georgia Street, Vallejo, CA 94590, Greg Nyhoff, City Manager. A full description of the project may also be reviewed on the City's Web Page at: <http://www.cityofvallejo.net>, City Hall, Departments & Divisions, Housing & Community Development, Housing and Community Development Document Library, Public Notices, "Permanent Supportive Housing Project Early Floodplain Notice, May 2020". Comments may also be submitted via email to: Guy.Ricca@cityofvallejo.net.

Date: May 19, 2020

**CITY OF VALLEJO
PERMANENT SUPPORTIVE HOUSING PROJECT
2118 AND 2134-36 SACRAMENTO STREET
VALLEJO, CALIFORNIA**

Project Description

Federal Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program funds for the demolition of two existing structures (CDBG Program funds in the amount of \$787,258), and the new construction of 75 units of permanent supportive housing (HOME Program funds in the amount of \$2,186,710) for very low-income individuals and couples, on a City of Vallejo-owned 1.34-acre property located at 2118 and 2134-36 Sacramento Street. The persons housed will be at 50 percent or below the area median income, homeless, chronically homeless, or at imminent risk of homelessness. The estimated total project costs (HUD and non-HUD funds) is \$40,000,000. The 75 proposed units include 51 affordable studios, eighteen affordable one-bedroom units, five affordable two-bedroom units, and one two-bedroom manager's unit, in two four-story buildings connected by pedestrian bridges. Services will be provided on the ground level. The developer, Eden Housing, Inc., dba Vallejo PSH, LP, intends to build the residential building using modular construction. The project would include demolition of the existing two buildings on-site (as stated above), and the installation of associated surface parking. The total number of parking spaces to be provided on-site is 35, and the project is within a half-mile of transit.



FLOOD HAZARD INFORMATION

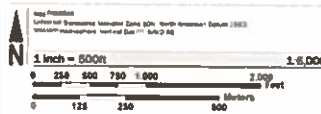
SEE FIGURE REPORT FOR DETAILED LEGEND AND INDEX MAP FOR MORE DETAILS. LAYOUT OF THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, X, A-99 With BFE in Depth Zone AE, AEL, AM, VC, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile, Zone X Future Conditions 1% Annual Chance Flood Hazard, Zone X Area with Reduced Flood Risk due to Levee See Notes Zone X
OTHER AREAS	Areas of Minimal Flood Hazard, Zone A Area of Undertained Flood Hazard, Zone D
GENERAL STRUCTURES	Channel, Culvert or Storm Sewer Accredited or Provisionally Accredited Levee, Dike or Floodwall Non-accredited Levee, Dike or Floodwall Cross Sections with 1% Annual Chance Water Surface Elevation (BFE) Coastal Traverset Coastal Traverset Baseline Profile Baselines Hydrographic Feature Base Flood Elevation Line (BFE) Land of Study Jurisdiction Boundary

NOTES TO USERS

For information and questions about this map, contact the nearest FEMA office. This flood-hazard map is a product of the Federal Emergency Management Agency (FEMA) and is not intended to be used for any purpose other than that for which it was prepared. FEMA does not assume any liability for any damage or loss resulting from the use of this map. This map is not intended to be used for any purpose other than that for which it was prepared. FEMA does not assume any liability for any damage or loss resulting from the use of this map. This map is not intended to be used for any purpose other than that for which it was prepared. FEMA does not assume any liability for any damage or loss resulting from the use of this map.

SCALE



PANEL LOCATOR



FEMA
National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
SOLANO COUNTY, CALIFORNIA
and Incorporated Areas
Panel 607 of 730

COMMUNITY: 060431 (060431)
NUMBER: 607
DATE: 08/07/07

California Department of Water Resources
Attn: State Floodplain Manager
P. O. Box 942836
Sacramento, CA 94236-0001

Christian Help Center
2166 Sacramento Street
Vallejo, CA 94590

County of Solano
Department of Resource Management
Environmental Health Services
675 Texas Street, Suite 5500
Fairfield, CA 94553

Reynaissance Family Center
2160 Sacramento Street
Vallejo, CA 94590

Solano Advocates Green Environments (SAGE)
930 Marin Street
Vallejo, CA 94590
speony@att.net

Solano Vista Senior Apartments
40 Valle Vista Avenue
Vallejo, CA 94590

CITY OF VALLEJO
Final Notice and Public Explanation of a Proposed
Activity in a 100-Year Floodplain

To: All interested Agencies, Groups, and Individuals

This is to give notice that the City of Vallejo has conducted an evaluation as required by Executive Order 11988 to determine the potential affect that its activity in the floodplain will have on the human environment for the Community Development Block Grant (CDBG) Program (HUD Grant Numbers B-17-MC-06-0029 and B-18-MC-06-0029), and the HOME Investment Partnerships Program (HUD Grant Numbers M-17-MC-06-0223 and M-18-MC-06-0223).

Proposed Action: The demolition of two existing structures, and the construction of 75 units of permanent supportive housing for very low-income individuals and couples, on a 1.34-acre City-owned property located at 2118 and 2134-36 Sacramento Street, in the City of Vallejo, California, in the County of Solano. The project site is entirely within the Special Flood Hazard Area Zone "AE" Zone floodplain, as shown on the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) Panel 607 of 730, Map Number 06095C0607F, revised August 3, 2016.

The City of Vallejo has considered the following alternatives to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values. The City considered constructing the project at 5 Midway Street, a City-owned vacant parcel located outside of the floodplain in a non-residential area. However, this site is the proposed location for a homeless navigation center for very low-income persons and is a better match for that project. A no action alternative has also been considered, and rejected, because of the documented large need for permanent supportive housing for homeless individuals, and because the site has been deemed an appropriate location for the development of up to 75 units of permanent supportive housing. This type of housing has been identified as a priority need in the City's current Consolidated Plan.

The City of Vallejo has reevaluated the alternatives to building in the floodplain and has determined that it has no practicable alternative. Environmental files that document compliance with steps 3 through 6 of Executive Order 11988 are available for public inspection, review, and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments. This activity will have no significant impact on the environment. Although the Sacramento Street site is in a floodplain, the project has been adapted in order to minimize effects on floodplain values. The project would be required to elevate the lowest floor to one-half foot or more above the base flood elevation. No wetland fill would be required. Additionally, steps were taken in order to minimize risks to human life and property via evacuation plans, construction methods, and flood insurance. The project would be subject to state and local floodplain and wetland protection procedures, including the City's construction standards in flood hazard areas.

There are three primary purposes for this notice. First, people who may be affected by activities in a floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information about floodplains can facilitate and enhance federal efforts to reduce the risks associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the federal government determines it will participate in actions taking place in a floodplain, it must inform those who may be put at greater or continued risk.

Written comments must be received by the City of Vallejo at the following address, postmarked by June 15, 2020: City of Vallejo, Housing and Community Development Division, 200 Georgia Street, Vallejo, CA 94590, Attention: Guy L. Ricca, Temporary Senior Community Development Analyst. A more detailed description of the City's final floodplain determination for this project may also be reviewed on the City's Web Page at: <http://www.cityofvallejo.net>, City Hall, Departments & Divisions, Housing & Community Development, Housing and Community Development Document Library, Public Noticed, "Permanent Supportive Housing Project Final Floodplain Determination, June 2020". Comments may also be submitted via email to: Guy.Ricca@cityofvallejo.net.

Date: June 9, 2020



This Worksheet was designed to be used by those “Partners” (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

Floodplain Management (CEST and EA) – PARTNER

<https://www.hudexchange.info/environmental-review/floodplain-management>

1. Does **24 CFR 55.12(c)** exempt this project from compliance with HUD’s floodplain management regulations in Part 55?

Yes

Provide the applicable citation at 24 CFR 55.12(c) here. If project is exempt under 55.12(c)(6) or (8), provide supporting documentation.

Click here to enter text.

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Continue to the Worksheet Summary.

No → Continue to Question 2.

2. Provide a FEMA/FIRM map showing the site.

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).

Attachment: FEMA FIRM Panel 06095C0607F

Does your project occur in a floodplain?

No → Continue to the Worksheet Summary below.

Yes

Select the applicable floodplain using the FEMA map or the best available information:

Floodway → Continue to Question 3, Floodways

Coastal High Hazard Area (V Zone) → Continue to Question 4, Coastal High Hazard Areas

500-year floodplain (B Zone or shaded X Zone) → Continue to Question 5, 500-year Floodplains

100-year floodplain (A Zone) → The 8-Step Process is required. Continue to Question 6, 8-Step Process

3. **Floodways**

Is this a functionally dependent use?

Yes

The 8-Step Process is required. Work with HUD or the RE to assist with the 8-Step Process.
→ Continue to Worksheet Summary.

- No → *Federal assistance may not be used at this location unless an exception in 55.12(c) applies. You must either choose an alternate site or cancel the project.*

4. **Coastal High Hazard Area**

Is this a critical action such as a hospital, nursing home, fire station, or police station?

- Yes → *Critical actions are prohibited in coastal high hazard areas unless an exception in 55.12(c) applies. You must either choose an alternate site or cancel the project.*

No

Does this action include new construction that is not a functionally dependent use, existing construction (including improvements), or reconstruction following destruction caused by a disaster?

- Yes, there is new construction of something that is not a functionally dependent use. New construction must be designed to FEMA standards for V Zones at 44 CFR 60.3(e) (24 CFR 55.1(c)(3)(i)).

→ Continue to Question 6, 8-Step Process

- No, this action concerns only existing construction.

Existing construction must have met FEMA elevation and construction standards for a coastal high hazard area or other standards applicable at the time of construction.

→ Continue to Question 6, 8-Step Process

5. **500-year Floodplain**

Is this a critical action?

- No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.*

Yes → Continue to Question 6, 8-Step Process

6. **8-Step Process.**

Is this 8-Step Process required? Select one of the following options:

- 8-Step Process applies.

This project will require mitigation and may require elevating structure or structures. See the link to the HUD Exchange above for information on HUD's elevation requirements.

→ Work with the RE/HUD to assist with the 8-Step Process. Continue to Worksheet Summary.

Mitigation

This project may require elevating structure or structures. See <https://www.hudexchange.info/programs/environmental-review/floodplain-management/> for information on HUD's elevation requirements.

Which of the following mitigation/minimization measures have been identified for this project in the 8-Step or 5-Step Process? Select all that apply.

- Permeable surfaces
- Natural landscape enhancements that maintain or restore natural hydrology
- Planting or restoring native plant species
- Bioswales
- Evapotranspiration
- Stormwater capture and reuse
- Green or vegetative roofs with drainage provisions
- Natural Resources Conservation Service conservation easements or similar easements
- Floodproofing of structures
- Elevating structures including freeboarding above the required base flood elevations
- Other

• Explain:

As discussed further in the 8-step process document, the project:

"would comply with the City's floodplain management regulations. The new structures will be elevated a minimum of one-half foot or more above the base flood elevation. Consequently, the elevation would protect life from potential flash floods. No structures would be located within a regulatory floodway.

The Stormwater Control Plan (2019) prepared for the project identifies Best Management Practices (BMP) and Low Impact Development (LID) design strategies to capture and treat stormwater runoff on-site. All stormwater runoff would be treated by bio-retention planters prior to discharging to the existing and proposed storm system. In addition, the Plan identifies pollutant source control measures to manage and minimize potential runoff pollution from paved areas, inlets, and landscaped areas."

- 5-Step Process is applicable per 55.12(a)(1-3).

Provide the applicable citation at 24 CFR 55.12(a) here.

Click here to enter text.

→ *Work with the RE/HUD to assist with the 5-Step Process. Continue to Worksheet Summary.*

- 8-Step Process is inapplicable per 55.12(b)(1-4).

Provide the applicable citation at 24 CFR 55.12(b) here.

Click here to enter text.

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.*

Worksheet Summary

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

Include all documentation supporting your findings in your submission to HUD.

This project is located in a 100-year floodplain according to FEMA FIRM Panel 06095C0607F (see attachment under Question 2). The 8-Step Process is required. With the 8-Step Process the project will be in compliance with Executive Order 11988. Please see complete 8-step process document attachment for full documentation.

Attachments: 8-step with attachments, Stormwater Control Plan, City of Vallejo Municipal Code Section 7.98 Floodplain Management Regulations

Noise (EA Level Reviews)

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
References		
https://www.hudexchange.info/programs/environmental-review/noise-abatement-and-control		

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.

→ Continue to Question 2.

- Rehabilitation of an existing residential property

NOTE: For major or substantial rehabilitation in Normally Unacceptable zones, HUD encourages mitigation to reduce levels to acceptable compliance standards. For major rehabilitation in Unacceptable zones, HUD strongly encourages mitigation to reduce levels to acceptable compliance standards. See 24 CFR 51 Subpart B for further details.

→ Continue to Question 2.

- A research demonstration project which does not result in new construction or reconstruction, interstate, land sales registration, or any timely emergency assistance under disaster assistance provisions 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

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.

- None of the above

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.

2. 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.
→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing the location of the project relative to any noise generators.

Noise generators were found within the threshold distances.
→ Continue to Question 3.

The project site is located at 2118 and 2134 Sacramento Street. The site is approximately 40 feet from the centerline of Sacramento Street, which is considered a major road. In addition, the project site is approximately 1,100 feet from the nearest railroad to the southeast and approximately 7.5 miles south of the Napa County Airport.

3. Complete the Noise Assessment Guidelines to quantify the noise exposure. Indicate the findings of the Noise Assessment below:

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:

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide noise analysis, including noise level and data used to complete the analysis.

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))

Indicate noise level here:

If project is rehabilitation:

→ Continue to Question 4. Provide noise analysis, including noise level and data used to complete the analysis.

If project is new construction:

Is the project in a largely undeveloped area¹?

¹ A largely undeveloped area means the area within 2 miles of the project site is less than 50 percent developed with urban uses or does not have water and sewer capacity to serve the project.

No

→ Continue to Question 4. Provide noise analysis, including noise level and data used to complete the analysis, and any other relevant information.

Yes

→ Your project requires completion of an Environmental Impact Statement (EIS) pursuant to 51.104(b)(1)(i). Elevate this review to an EIS-level review.

Unacceptable: (Above 75 decibels)

Indicate noise level here:

If project is rehabilitation:

HUD strongly encourages conversion of noise-exposed sites to land uses compatible with high noise levels. Consider converting this property to a non-residential use compatible with high noise levels.

→ Continue to Question 4. Provide noise analysis, including noise level and data used to complete the analysis, and any other relevant information.

If project is new construction:

Your project requires completion of an Environmental Impact Statement (EIS) pursuant to 51.104(b)(1)(i). You may either complete an EIS or provide a waiver signed by the appropriate authority. Indicate your choice:

Convert to an EIS

→ Provide noise analysis, including noise level and data used to complete the analysis.
Continue to Question 4.

Provide waiver

→ Provide an Environmental Impact Statement waiver from the Certifying Officer or the Assistant Secretary for Community Planning and Development per 24 CFR 51.104(b)(2) and noise analysis, including noise level and data used to complete the analysis.
Continue to Question 4.

4. HUD strongly encourages mitigation be used to eliminate adverse noise impacts. Explain in detail the exact measures that must be implemented to mitigate for the

impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review.

§24 CFR 51.105(a))

Mitigation as follows will be implemented:

→ Provide drawings, specifications, and other materials as needed to describe the project's noise mitigation measures. Continue to the Worksheet Summary.

No mitigation is necessary.

Explain why mitigation will not be made here:

Noise levels on the project site range from 60 to 65 dBA CNEL. Therefore, the project site has an acceptable exterior noise level. In addition, Federal High Administrations guidelines indicate that modern building construction generally provides an exterior-to-interior noise level reduction of 20 to 35 dBA with closed windows. Interior noise would thus range from 40 to 45 dBA CNEL, which is considered an acceptable interior noise level. No mitigation for exterior or interior noise is necessary.

Worksheet Summary

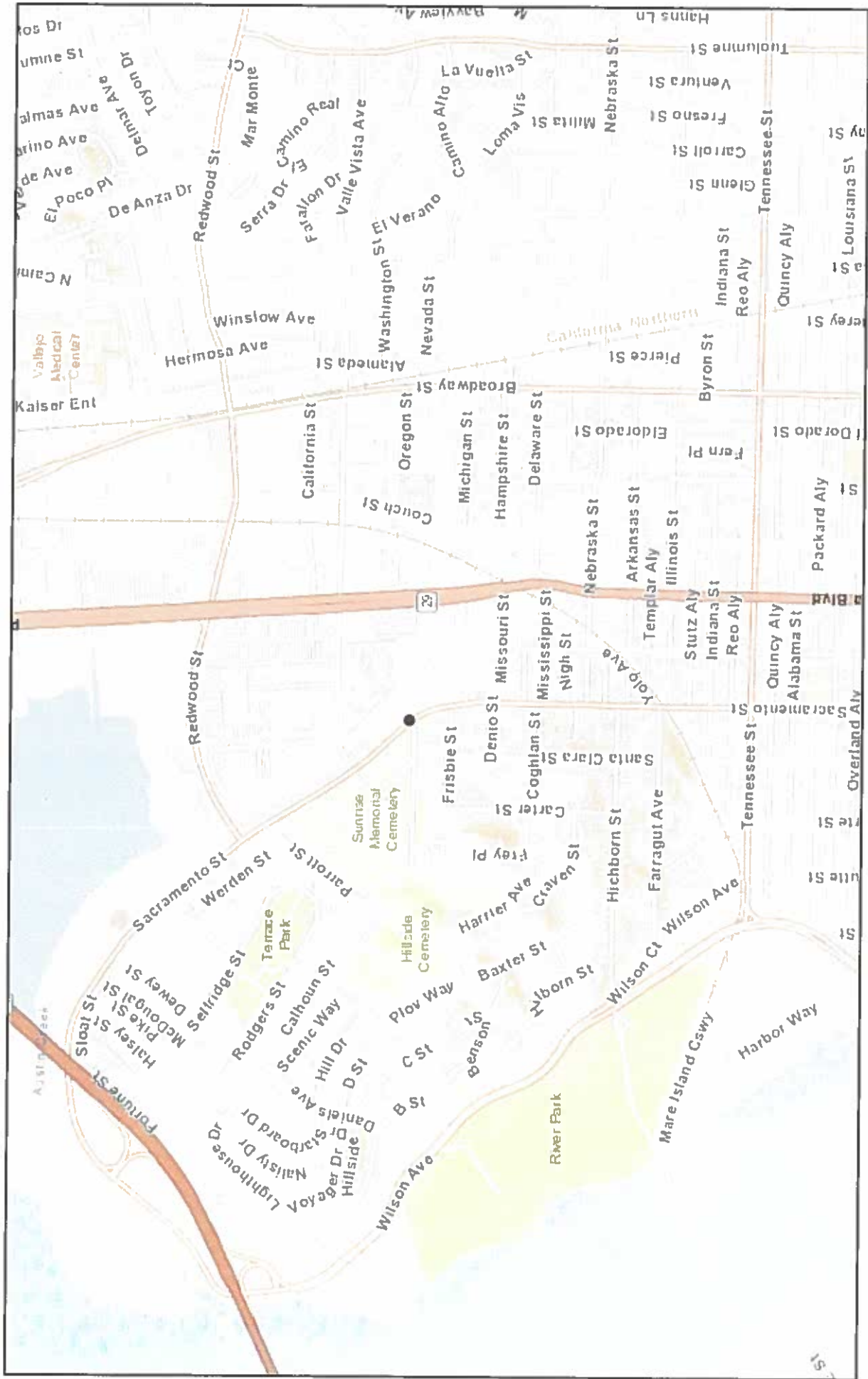
Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

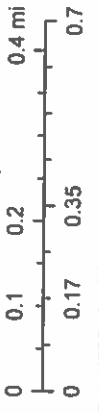
HUD assistance for the construction of new noise sensitive uses is prohibited generally for projects with unacceptable noise exposures and is discouraged for projects with normally unacceptable noise exposure. 24 CFR Section 51.103(c)(2) defines acceptable day-night average sound level as noise not exceeding 65 dB. According to Figure 4.10-3 (page 4.10-41) of the City of Vallejo General Plan 2040 and Sonoma Boulevard Specific Plan Environmental Impact Report (SCH No. 2014112035) the project site is located in the 2040 future 60 to 65 dBA CNEL noise contour. Therefore, the project site has an acceptable exterior noise level. No mitigation is necessary.

Sole Source Aquifer Map



4/7/2020, 9:46:39 AM

1:18,056



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),



U.S. Fish and Wildlife Service

National Wetlands Inventory

Sacramento Street PSH Project Site



April 7, 2020

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



NATIONAL WILD AND SCENIC RIVERS SYSTEM

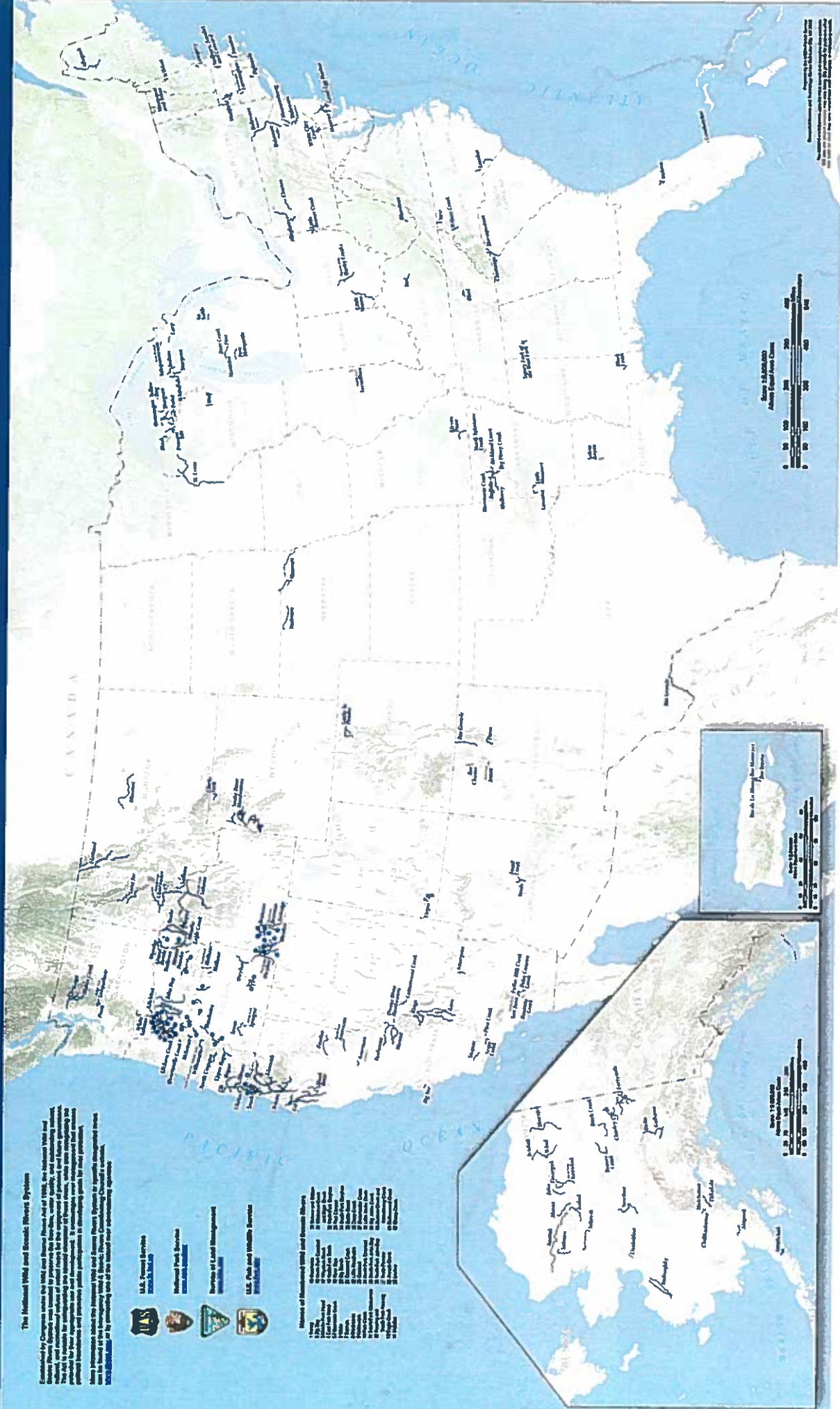
Designations as of November 2016

The National Wild and Scenic Rivers System

Authorized by Congress under the Wild and Scenic Rivers Act of 1968, the National Wild and Scenic Rivers System was established to provide for the enjoyment of present and future generations of the Nation's rivers. The system is a national treasure, and its preservation is a national responsibility. The system is managed by the U.S. Fish and Wildlife Service, in cooperation with the States and other Federal agencies. The system is a source of inspiration and recreation for all Americans.



- ### States of Management Wild and Scenic Rivers
- Alaska
 - Arizona
 - California
 - Colorado
 - Connecticut
 - Delaware
 - Florida
 - Georgia
 - Idaho
 - Illinois
 - Indiana
 - Iowa
 - Kansas
 - Kentucky
 - Louisiana
 - Maine
 - Massachusetts
 - Michigan
 - Minnesota
 - Mississippi
 - Montana
 - Nebraska
 - Nevada
 - New Hampshire
 - New Jersey
 - New Mexico
 - New York
 - North Carolina
 - North Dakota
 - Ohio
 - Oklahoma
 - Oregon
 - Pennsylvania
 - Rhode Island
 - Tennessee
 - Texas
 - Utah
 - Vermont
 - Virginia
 - Washington
 - West Virginia
 - Wisconsin
 - Wyoming



STORMWATER CONTROL PLAN
for
PSH Housing
2118-2134 Sacramento Street
Vallejo, CA

August 29, 2019

Eden Housing
Ellen Morris, Project Developer
ellen.morris@edenhousing.org
Ph.: (510) 247-8128

prepared by:

Luk and Associates
Ph.: (510) 724-3388

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Appendix Attachments

- Appendix A: IMP Sizing Calculator Output
- Appendix-B: Stormwater Control Plan Exhibit
- Appendix-C: Grading and Utilities Plans

This Stormwater Control Plan was prepared using the template dated February 2018.

I. PROJECT DATA [Complete the following table and include in Stormwater Control Plan.]

Table 1. Project Data

Project Name/Number	Sacramento Street PSH Housing
Application Submittal Date	August 29, 2019
Project Location	2118-2134 Sacramento Street, APN: 0051-080-540
Name of Developer	Eden Housing
Project Phase No.	N/A
Project Type and Description	Construction of a 74 PSH unit residential building with an at grade parking lot, landscaped and paved open space and one (1) manager's unit.
Project Watershed	Vallejo #2
Total Project Site Area (acres)	1.34 acres
Total Area of Land Disturbed (acres)	1.39 acres
Total New Impervious Surface Area (sq. ft.)	8,464 sq. ft.
Total Replaced Impervious Surface Area	23,104 sq. ft.
Total Pre-Project Impervious Surface Area	39,315 sq. ft.
Total Post-Project Impervious Surface Area	31,568 sq. ft.
50% Rule[*]	Applies
Project Density	50 du/ac
Applicable Special Project Categories [Complete even if all treatment is LID]	None
Percent LID and non-LID treatment	100% LID
HM Compliance [†]	Does not apply (Total Post-Project Impervious Surface Area < Total Pre-Project Impervious Surface Area)

[*50% rule applies if:

Total Replaced Impervious Surface Area > 0.5 x Pre-Project Impervious Surface Area]

[†HM required (unless project meets one of the exemptions on *Guidebook* p. 9) if:

(Total New Impervious Surface Area + Total Replaced Impervious Surface Area) ≥ 1 acre]

II. SETTING

II.A. Project Location and Description

The project site is located at 2118/2134-2136 Sacramento Street on the east side of Sacramento in the City of Vallejo, CA. The site is approximately 1.39 acres, including the adjusted Right-Of-Way (ROW) and portions of the R.O.W. that drain into the site. A majority of the project site is currently developed, with most site portions being repaved.

The developer proposes to demolish and replace the existing buildings for the proposed new building. The top 3 floors of the building will be an overhang over the proposed parking lot. There are 35 on-site parking spaces proposed (2 ADA Accessible). There is a proposed 23,500 sq. ft. total of open space to be provided, with 13,725 sq. ft. being resident only and a minimum 2' landscape buffer provided along all property lines. The project's total impervious surface values are shown in "Table 1" above.



VICINITY MAP

Figure 1. Vicinity map of 2118-2136 Sacramento Street, Vallejo, California.



Figure 2. Existing Site Conditions

II.B. Existing Site Features and Conditions

The site is roughly rectangular in shape. The existing topography slopes east at an average 1% slope towards Austin Creek. The existing project site is developed with two existing buildings, hardtop pavement, and a section of landscaping between the two buildings and fronting the creek. There are existing trees at the east of the property to remain.

Existing soils at the project site consist of clay (Hydrologic Soil Group "D"). The existing site drainage is overland and drains to an existing drain system on site and to the adjacent creek. Most of the land onsite is covered by developed surfacing.

II.C. Opportunities and Constraints for Stormwater Control

Due to the nature of the development and existing clay soils, the use of post construction Best Management Practices (BMPs) are being utilized to the maximum extent possible. The site design has some constraints but is maximizing opportunities to utilize landscape areas and areas of clustered development to minimize the effect of impervious areas. The site design is being provided 100% LID treatment to the whole proposed developed site. One constraint is the need to collect large amount of surface run-off by the effect of new impervious areas to new storm water treatment facility locations. Drainage management areas are being centralized into as few areas as possible to limit costs and maximize space for facility use.

One opportunity was to utilize changes to the roofing to direct run-off into desirable locations. The larger landscaping areas along Pittsburg Avenue will be utilized for treatment purposes, as this is the historical low end of the site. Another opportunity is the existing 10 ft. storm drain easement and the 2 ft. landscape buffer surrounding the property. This landscaped area can be used to provide stormwater treatment and house stormwater bio-retention and self-treating facilities.

Treatment of all runoff from the site is to be provided (as required per the 50% rule). All storm water runoff will be treated by bio-retention planters prior to discharging to the existing and proposed storm system. The storm water control plan is intended to provide the site with runoff treatment to the “maximum extent practicable” per the Contra Costa County C.3 requirement criteria.

The most critical constraint in this site design is the efficient use of landscaping planter pockets as treatment areas—as the project site is relatively limited in available landscaping area and contains a lot of at-grade impervious surface area. Open air parking lots will be designed to drain directly into a treatment facility. The building roof run off will be conveyed through down spouts and then overland and conveyance storm pipe systems to the nearest treatment planter that is large enough to handle the run off volumes as determined by the sizing equations. In the remaining areas, run off will flow overland and directly into storm treatment facilities.

III. LOW IMPACT DEVELOPMENT DESIGN STRATEGIES

III.A. Optimization of Site Layout

III.A.1. Limitation of development envelope

Not feasible given developer’s keep site paving on par with existing site square footage to allow for continued parking and vehicle traffic uses around the existing renovated and proposed Building.

III.A.2. Preservation of natural drainage features

There are no existing natural drainage features on site.

III.A.3. Setbacks from creeks, wetlands, and riparian habitats

The existing 10 ft. setback from the adjacent creek will be maintained.

III.A.4. Minimization of imperviousness

Landscaped surface areas are being cut out of the existing paved areas and preserved where allowable to provide for stormwater treatment facilities. This helps to offset new pavement work and hardscape being added to the site.

III.A.5. Use of drainage as a design element

No drainage design elements are proposed (such as waterfalls, etc.).

III.B. Use of Permeable Pavements

Permeable pavements are not proposed for this site.

III.C. Dispersal of Runoff to Pervious Areas

All proposed impervious surfaces are being conveyed to LID treatment facilities located around the site. Most facilities are bio-retention and a few are self-treating.

III.D. Bioretention or other Integrated Management Practices

Runoff from proposed roof and hardscape will drain to bio-retention facilities to comply with the C.3 guidelines requirement. The bio-retention facilities have a water reservoir space at the surface (including vibrant vegetation), a top layer of sandy-loam soil (with a high permeability rate), and a bottom layer of base rock (provides subgrade water storage). These facilities are located around the

perimeter of the proposed new construction buildings at multiple locations. Refer to Stormwater Treatment Plans for specified LID types, typical section details, and site locations.

IV. DOCUMENTATION OF DRAINAGE DESIGN

IV.A. Descriptions of each Drainage Management Area

IV.A.1. Table of Drainage Management Areas

Table 2. Drainage Management Areas

<i>DMA Name</i>	<i>Area (SF)</i>	<i>Surface Type/Description</i>	<i>DMA Type/Drains to</i>
<i>A1-Paving</i>	<i>14,654</i>	<i>Asphalt Concrete Paving</i>	<i>IMP-1</i>
<i>A1-Roof</i>	<i>7,632</i>	<i>Conventional Roof</i>	<i>IMP-1</i>
<i>A1-Perv</i>	<i>23,802</i>	<i>Landscaping</i>	<i>IMP-1</i>
<i>A2-Paving</i>	<i>1,260</i>	<i>Asphalt Concrete Paving</i>	<i>IMP-2</i>
<i>A2-Roof</i>	<i>8,022</i>	<i>Conventional Roof</i>	<i>IMP-2</i>
<i>A2-Perv</i>	<i>4,935</i>	<i>Landscaping</i>	<i>IMP-2</i>
<i>R.O.W.</i>	<i>2,849</i>	<i>Asphalt Concrete Paving</i>	<i>IMP-2</i>

IV.A.2. Drainage Management Area Descriptions

DMA [A1-Paving], totaling 14,654 square feet, drains the asphalt concrete parking lot at the south of the site. DMA [A1-Paving] drains to IMP-1. The parking lot in this DMA drains overland to the bio-retention facility located at the eastern side of the site. The bio-retention facility, IMP-1, collects stormwater flow from all portions of the DMA A1. DMA A1 includes the proposed southern parking lot, eastern site landscaping, and the eastern portion of the proposed Building's roof.

DMA [A1-Roof], totaling 7,632 square feet, drains the eastern portion of the proposed building roof. DMA [A1-Roof] drains to IMP-1. The bio-retention facility, IMP-1, collects stormwater flow from all portions of the DMA A1. DMA A1 includes the proposed southern parking lot, eastern site landscaping, and the eastern portion of the proposed Building's roof.

DMA [A1-Perv], totaling 23,802 square feet, drains the proposed landscaping at the northern, southern and eastern portions of the site. DMA [A1-Perv] drains to IMP-1. The landscaping in this DMA drains overland to the bio-retention facility located at the eastern side of the site. The bio-retention facility, IMP-1, collects stormwater flow from all portions of the DMA A1. DMA A1 includes the proposed southern parking lot, eastern site landscaping, and the eastern portion of the proposed Building's roof.

DMA [A2-Paving], totaling 1,260 square feet, drains the proposed paved area at the western portion of the site. DMA [A2-Paving] drains to IMP-2. The paved area in this DMA drains overland to three separate bio-retention facilities located at the western side of the site that make up IMP-2.

DMA [A2-Roof], totaling 8,022 square feet, drains the western portion of the proposed building roof. DMA [A2-Roof] drains to IMP-2. The proposed roof in this DMA drains to three separate bio-retention facilities located at the western side of the site that make up IMP-2.

DMA [A2-Perv], totaling 4,935 square feet, drains the proposed landscaped area at the western portion of site. DMA [A2-Perv] drains to IMP-2. The landscaped area in this DMA drains overland to three separate bio-retention facilities located at the western side of the site that make up IMP-2.

DMA [R.O.W.], totaling 2,849 square feet, drains a section of paved area in the public Right-Of-Way in-lieu of treating the total disturbed area in the R.O.W. This area will be graded to drain overland to a catch basin in the sidewalk gutter that drains to DMA A2. The bioretention facilities in A2 will then treat the stormwater from this area.

IV.B. Integrated Management Practice Descriptions

The site proposes to use standard bio-retention planter facilities in order to meet design criteria requirements. See the grading plan and improvement plan details for locations, section details, and elevation information. No non-standard or Non-LID treatment facilities are proposed for this project.

IV.B.1. Areas Draining to Non-LID Treatment

Not applicable (not proposed) for this project.

IV.C. Tabulation and Sizing Calculations

See Appendix-A for County Calculator Output Table (sizing calculations).

V. SOURCE CONTROL MEASURES

V.A. Site activities and potential sources of pollutants

V.B. Source Control Table

Table 3. Source Controls

<i>Potential source of runoff pollutants</i>	<i>Permanent source control BMPs</i>	<i>Operational source control BMPs</i>
Plazas, sidewalks, and parking lots.	Plaza areas drain to planters or pervious pavements and not directly to storm drains.	Plazas, sidewalks, and parking lots will be swept regularly. Debris and wash water from periodic pressure washing will be collected and disposed of to the sanitary sewer.
Refuse areas	Refuse areas to be roofed. Any drains must connect to sanitary sewer. Other refuse areas to be indoors and floors sloped to prevent drainage to exterior. Any floor drains	All dumpsters will be posted with signs stating "Do not dump hazardous materials here" or similar.

Inlets (bioretention overflows)	All inlets will be marked with “No Dumping! Flows to Local Waterways” or similar	<p>Markings will be regularly inspected and repainted or replaced as needed.</p> <p>Lessees will receive stormwater pollution prevention brochures.</p> <p>Lease agreements will include the following provision: “Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains.”</p>
Landscape/outdoor pesticide use.	<p>Any native trees, shrubs, and ground cover on the site will be preserved to the maximum extent possible.</p> <p>Landscaping will be designed to minimize required irrigation and runoff, to promote surface infiltration, and to minimize the use of fertilizers and pesticides that can contribute to storm water pollution.</p> <p>Plantings for planters will be selected to be appropriate to anticipated soil and moisture conditions.</p> <p>Where possible, pest-resistant plants will be selected, especially for locations adjacent to landscape.</p> <p>Plants will be selected appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.</p>	<p>Owner will conduct pest management in accordance with CCC IPM policies. All site landscaping is to be maintained by a professional landscaping contractor. Contractor to state that landscaping is to be maintained using IPM principles, with minimal or no use of pesticides.</p>

VI. STORMWATER FACILITY MAINTENANCE

VI.A. Ownership and Responsibility for Maintenance in Perpetuity

Maintenance of stormwater facilities will be the responsibility of the property owner and will be performed by the owner’s contractors or employees as part of routine maintenance of buildings, grounds, and landscaping. The applicant has reviewed the City of Vallejo, CA standard agreement regarding the maintenance of stormwater facilities and commits to execute any necessary agreements prior to completion of construction. The applicant accepts responsibility for interim operation and maintenance of stormwater treatment facilities until that responsibility is formally transferred to a subsequent owner.

VI.B. Summary of Maintenance Requirements for Each Stormwater Facility

Bio-retention Facilities remove pollutants primarily by filtering runoff slowly through an active layer of Engineered Soil. Routine maintenance is needed to insure that flow is unobstructed, that erosion is prevented, and that soils are held together by plant roots and are biologically active. The bioretention facilities will be maintained on the following schedule at a minimum. Details of maintenance responsibilities and procedures will be included in a Stormwater Facility Operation and Maintenance Plan to be submitted for approval as required in the conditions of approval.

At no time will synthetic pesticides or fertilizers be applied, nor will any soil amendments, other than aged compost mulch or sand/compost mix, be introduced.

Daily: The facilities will be examined for visible trash during regular policing of the site, and trash will be removed.

After Significant Rain Events: A significant rain event is one that produces approximately a half-inch or more rainfall in a 24-hour period. Within 24 hours after each such event, the following will be conducted:

The surface of the facility will be observed to confirm there is no ponding.

- Inlets will be inspected, and any accumulations of trash or debris will be removed.
- The surface of the mulch layer will be inspected for movement of material. Mulch will be replaced and raked smooth if needed.

Prior to the Start of the Rainy Season: In September or each year, the facility will be inspected to confirm there is no accumulation of debris that would block flow, and that growth and spread of plantings does not block inlets or the movement of runoff across the surface of the facility.

Annual Landscape Maintenance: In December – February of each year, vegetation will be cut back as needed, debris removed, and plants and mulch replaced as needed. The concrete work will be inspected for damage. The elevation of the top of soil and mulch layer will be confirmed to be consistent with the 6-inch reservoir depth.

VII. CONSTRUCTION PLAN C.3 CHECKLIST

Table 4. Construction Plan C.3 Checklist

<i>Stormwater Control Plan Page #</i>	<i>BMP Description</i>	<i>See Plan Sheet #s</i>
5 and SWCP	A1-Paving – Bioretention area	C-6.2, C-6.3
5 and SWCP	A1-Roof – Bioretention area	C-6.1, C-6.2
5 and SWCP	A1-Perv – Bioretention area	C-6.1, C-6.2, C-6.3
5 and SWCP	A2-Paving – Bioretention area	C-6.1

6 and SWCP	A2-Roof – Bioretention area	C-6.1, C-6.2
6 and SWCP	A2-Perv – Bioretention area	C-6.1, C-6.2
6 and SWCP	R.O.W. – Bioretention area	C-6.1, C-6.2

VIII. CERTIFICATIONS

The selection, sizing, and preliminary design of stormwater treatment and other control measures in this plan meet the requirements of Regional Water Quality Control Board Order R2-2015-0049.

By

Print Name

APPENDIX-A

IMP SIZING-CALCULATOR OUTPUT

Project Name: Sacramento Street PSH Housing
 Project Type: Treatment Only
 APN: 0051-080-540
 Drainage Area: 63,556
 Mean Annual Precipitation: 21.0

IV. Areas Draining to IMPs

IMP Name: IMP-1
 IMP Type: Bioretention Facility
 Soil Group: IMP-1

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
A1-PAVING	14,654	Concrete or Asphalt	1.00	14,654	0.040	1.000	982	1,074
A1-ROOF	7,632	Conventional Roof	1.00	7,632				
A1-PERV	22,728	Landscape	0.10	2,273				
Total				24,559				

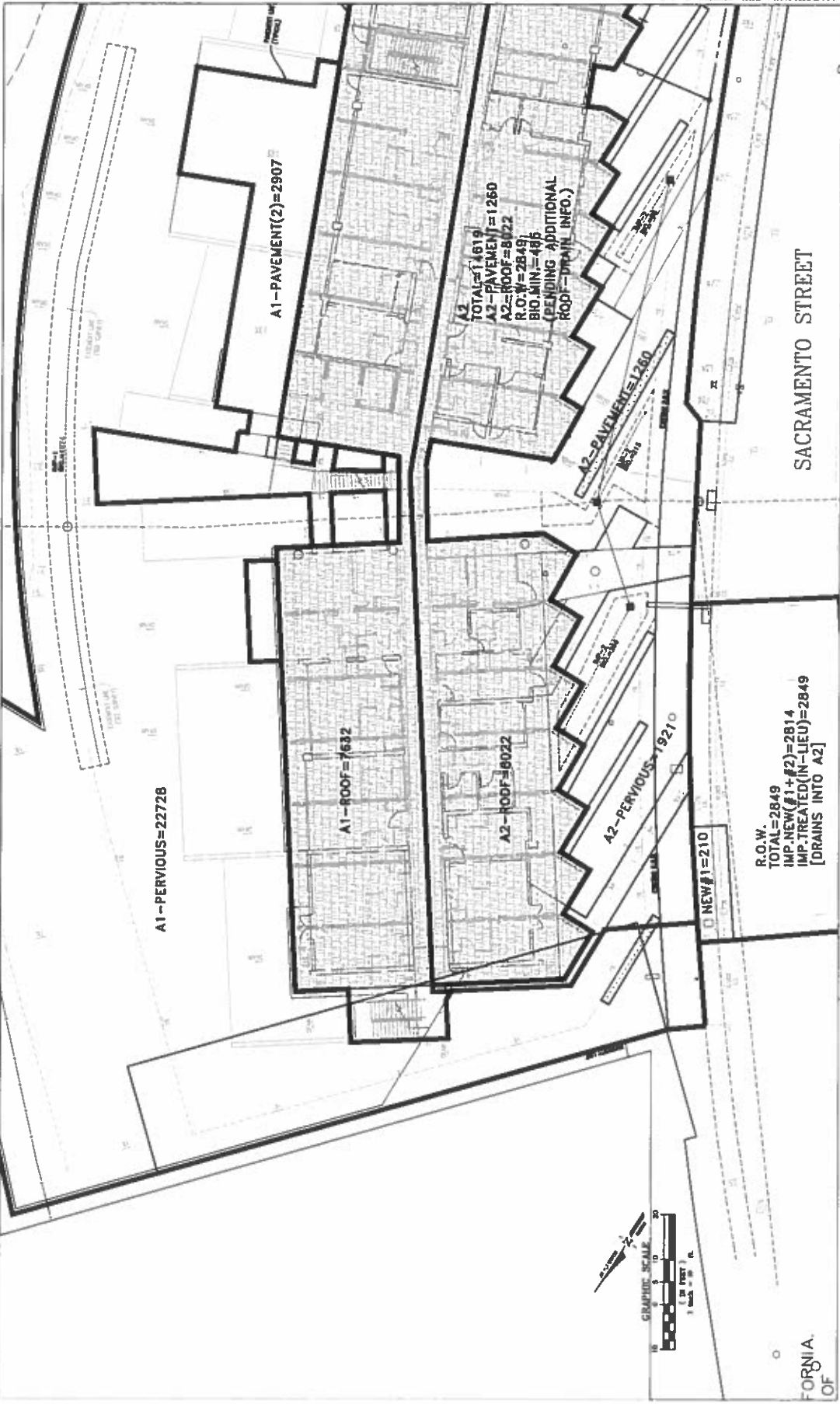
IMP Name: IMP-2
 IMP Type: Bioretention Facility
 Soil Group: IMP-2

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
A2-PAVING	1,260	Concrete or Asphalt	1.00	1,260	0.040	1.000	504	567
A2-ROOF	8,022	Conventional Roof	1.00	8,022				
A2-PERV R.O.W.	4,770 2,849	Landscape Concrete or Asphalt	0.10 1.00	477 2,849				
Total				12,608				

APPENDIX-B

STORMWATER TREATMENT CONTROL PLAN

MATCHLINE: SEE SHEET C-6.3



FORNIA.
OF

J&K and Associates		Date	JUN 2019	REV.	MASTER/DC
Civil Engineering	Land Surveying	Drawn By	D.A.D.	Scale	1" = 10'
728 Alfred Nobel Drive	Vallejo, CA 94597	Checked By	J.L.	Plot Date	06/25/2019
Phone (916) 714-1387	Fax (916) 714-1383				

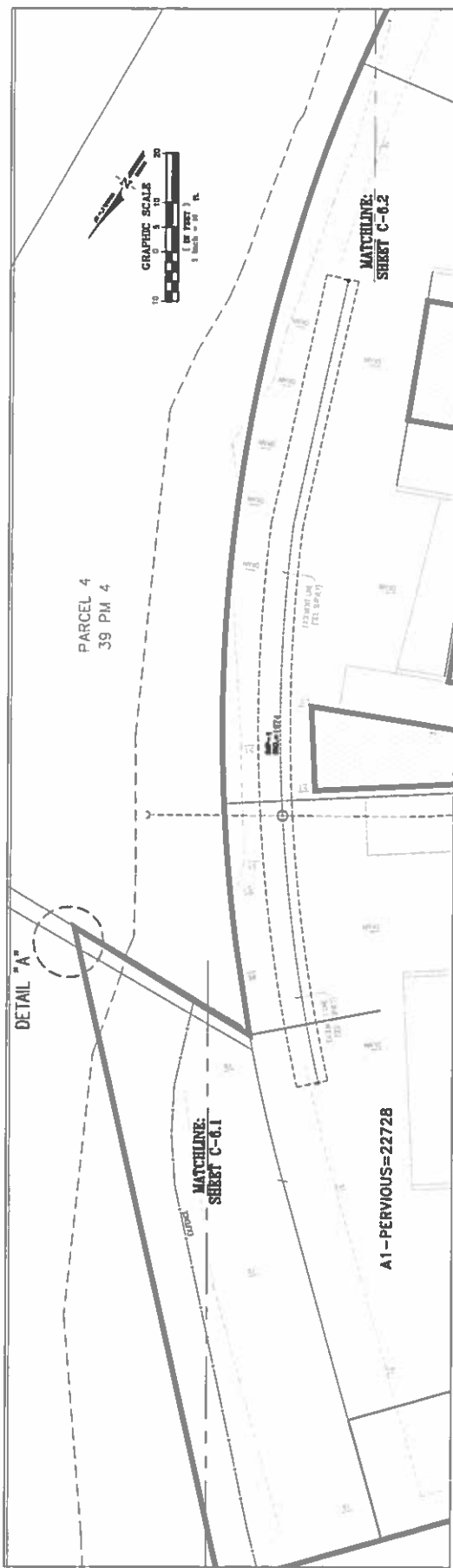
PSH HOUSING
2118 Sacramento Street
Vallejo, California

**PRELIMINARY
STORMWATER
TREATMENT PLAN**



C-6.1

MATCHLINE: SEE SHEET C-6.2



PSH HOUSING
 2118 Sacramento Street
 Vallejo, California

**PRELIMINARY
 STORMWATER
 TREATMENT PLAN**

lab and associates
 Civil Engineering
 Land Planning
 Land Surveying
 720 Alfred Nobel Drive
 Concord, CA 94527
 Phone (916) 714-1300
 Fax (916) 714-1383

Date	JUNE 2019	DATE	MASTER.DWG
Drawn By	D.A.D.	Job No.	18130410
Checked By	J.L.	Scale	1" = 10'
		Plot Date	06/29/2019

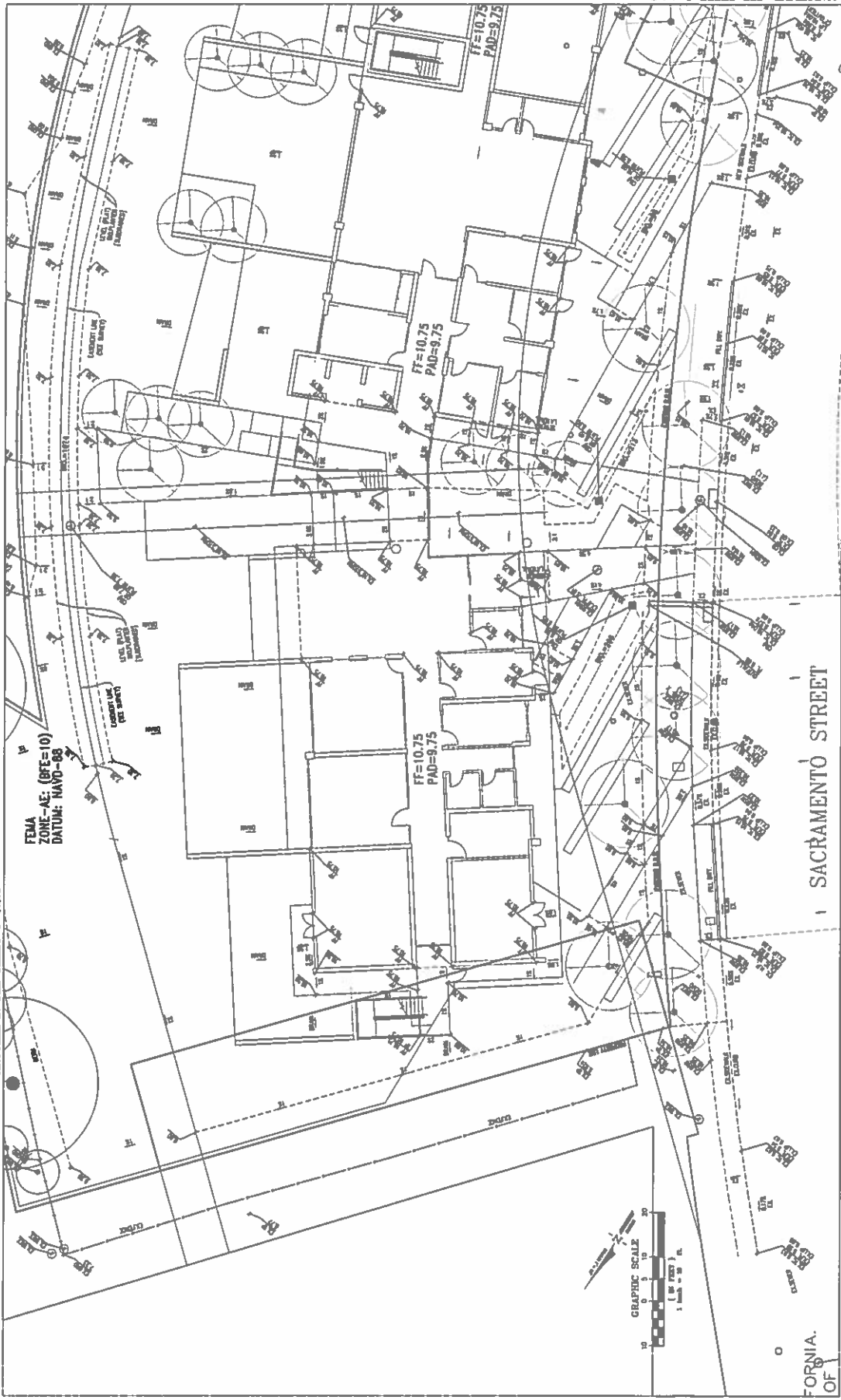
C-6.3

APPENDIX-C

GRADING AND UTILITY PLAN

MATCHLINE: SEE SHEET C-4.1.3

FEMA
ZONE-AE (BFE=10)
DATUM: NAVD-88



MATCHLINE: SEE SHEET C-4.1.2

DATE	1.06.2019	REV.	MASTELING
DESIGNED BY	E.A.D.	DRAWN BY	18120410
CHECKED BY	J.L.	SCALE	1" = 10'
DATE	06/28/2019		

Jalk and Associates
 Civil Engineering
 Land Planning
 Land Surveying
 730 Alameda Road Drive
 Berkeley, CA 94704
 Phone: (510) 714-1388
 Fax: (510) 714-1343

**PRELIMINARY
 GRADING PLAN:
 ELEVATIONS**

PSH HOUSING
 2118 Sacramento Street
 Vallejo, California

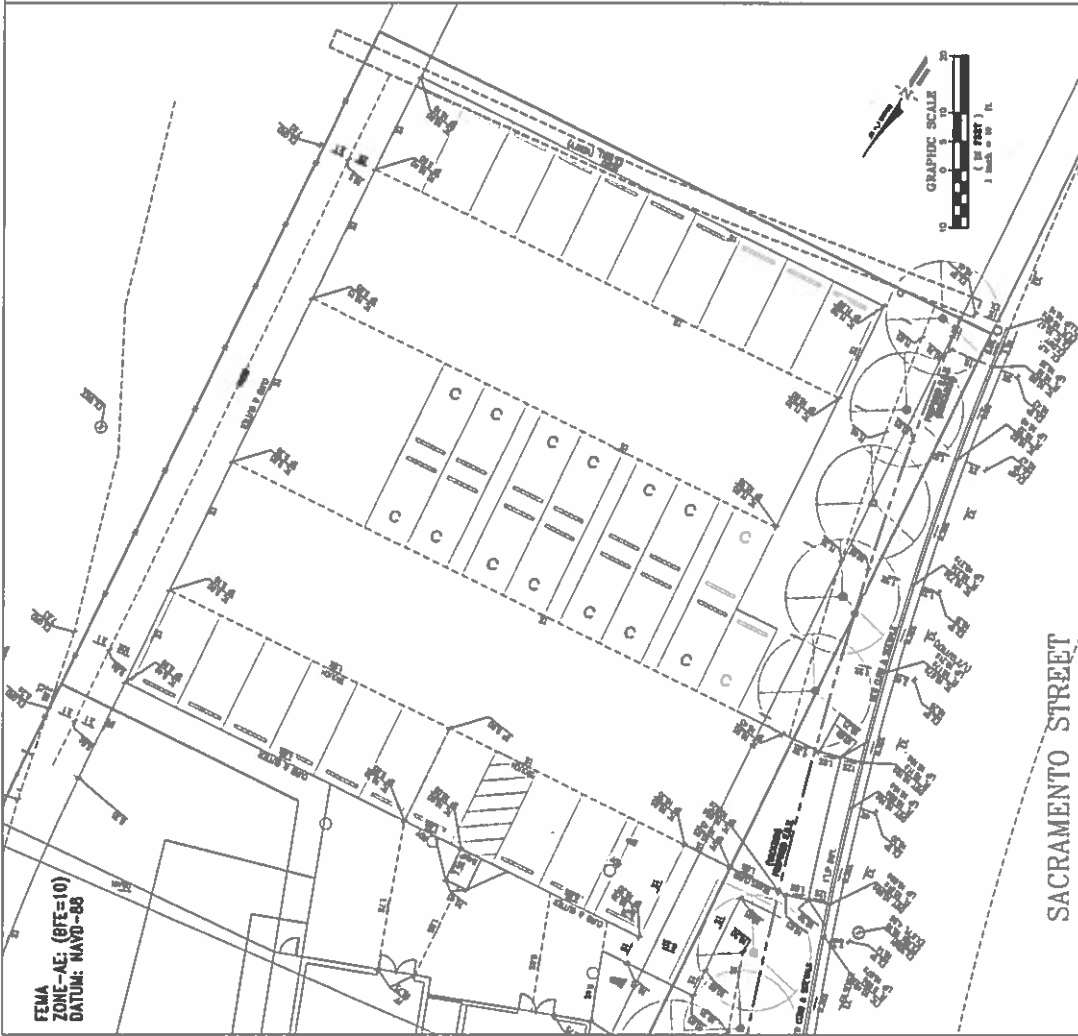


David Baker Architects

C-4.1.1

MATCHLINE: SEE SHEET C-4.1.3

FEMA
ZONE-AE: (DFE=10)
DATUM: NAVD-88



MATCHLINE: SEE SHEET C-4.1.1

SACRAMENTO STREET



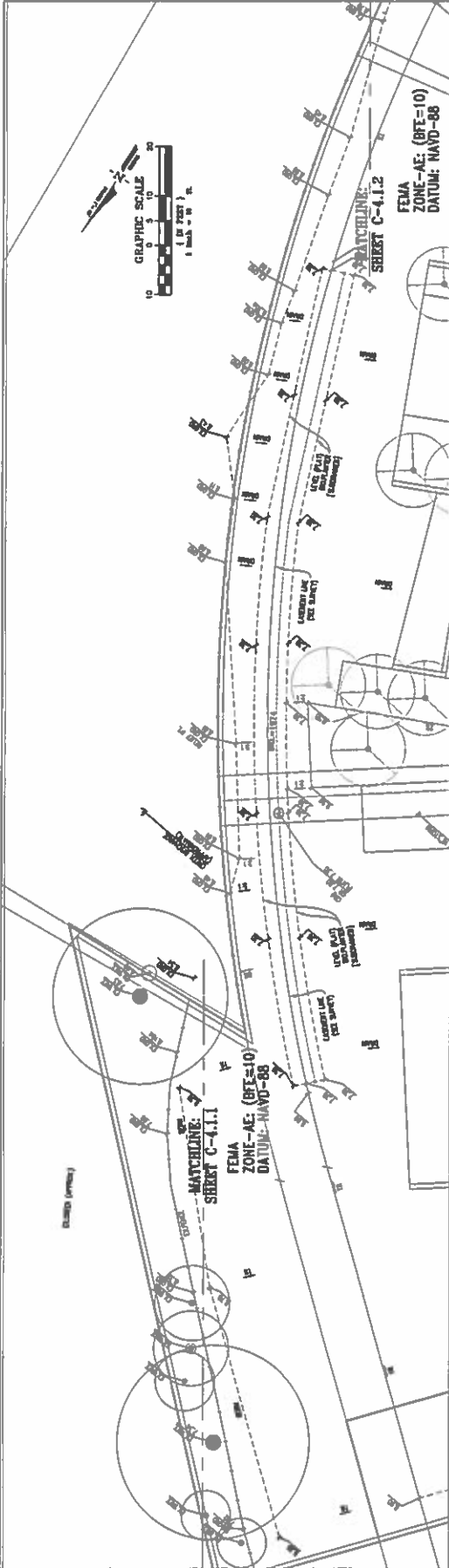
PSH HOUSING
2118 Sacramento Street
Vallejo, California

PRELIMINARY
GRADING PLAN:
ELEVATIONS

Lark and Associates
Civil Engineering
Land Planning
Land Surveying
738 Alford Road Drive
Petaluma, CA 94954
Phone: (707) 774-1388
Fax: (707) 774-1383

Date	JUNE 2019	Doc.	MASTERING
Drawn By	D.A.D.	Job No.	1818DA10
Checked By	J.L.	Scale	1" = 10'
		Plot Date	08/28/2019

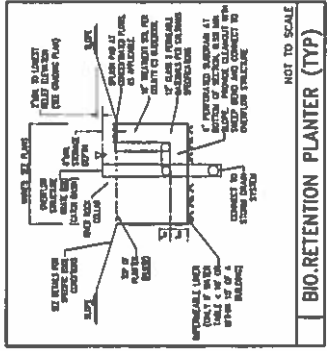
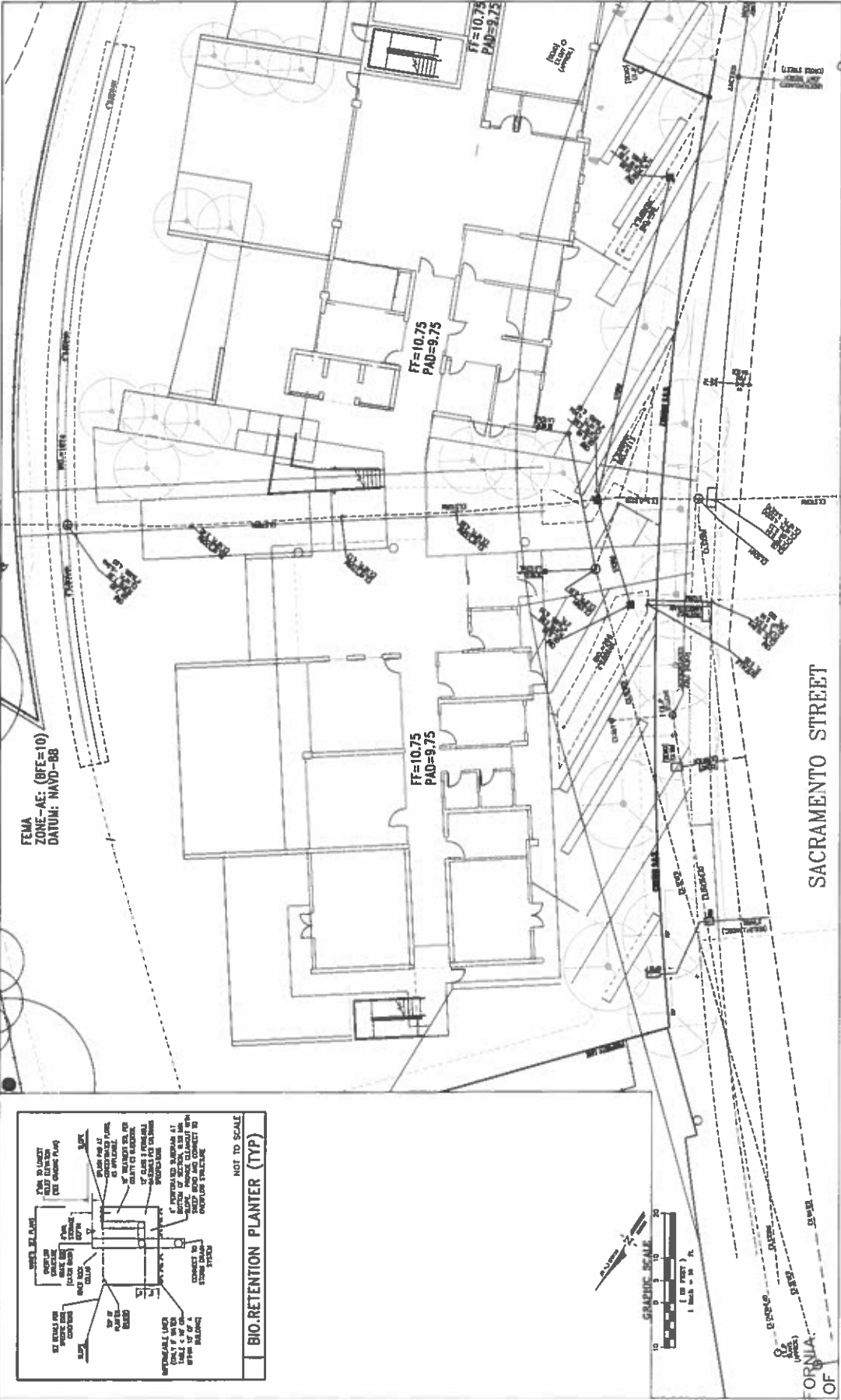
C-4.1.2



	PSH HOUSING 2118 Sacramento Street Vallejo, California		PRELIMINARY GRADING PLAN: ELEVATIONS		C-4.1.3
	Lat and Associates Civil Engineering Land Planning 738 Alfred Nobel Drive Vallejo, CA 94591 Phone (510) 714-1388 Fax (510) 714-1383	Date: _____ Drawn By: _____ Checked By: _____	Job No: 18120410 D.A.D. _____ Title: _____ Date: 08/29/2019	Project: _____ Scale: 1" = 12' Plot Date: 08/29/2019	

MATCHLINE: SEE SHEET C-5.3

FEMA
ZONE-AE: (BFE=10)
DATUM: NAVD-88



NOT TO SCALE
BIO-RETENTION PLANTER (TYP)



MATCHLINE: SEE SHEET C-5.2

Date	DATE	DATE	DATE	DATE
Drawn By	D.A.D.	Checked By	J.L.	File Date
Created By				08/28/2018

Jack and Associates
 Civil Engineering
 Land Surveying
 738 Alfred Nobel Drive
 Vallejo, CA 94591
 Phone (530) 714-1338
 Fax (510) 714-1343

PSH HOUSING
 2118 Sacramento Street
 Vallejo, California

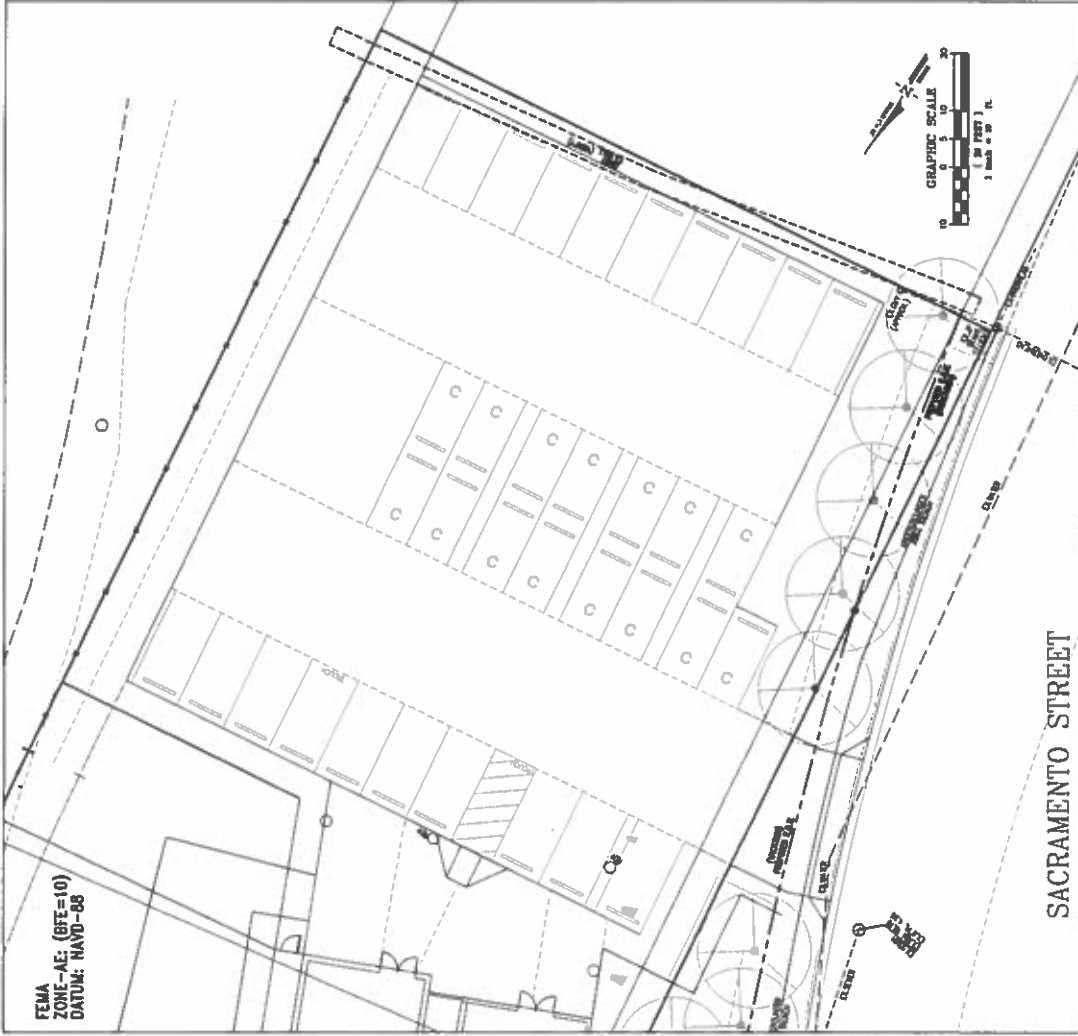
PRELIMINARY UTILITY PLAN

C-5.1



MATCHLINE: SEE SHEET C-5.3

FEMA
ZONE-AE: (BFE=10)
DATUM: NAVD-88



MATCHLINE: SEE SHEET C-5.1

SACRAMENTO STREET

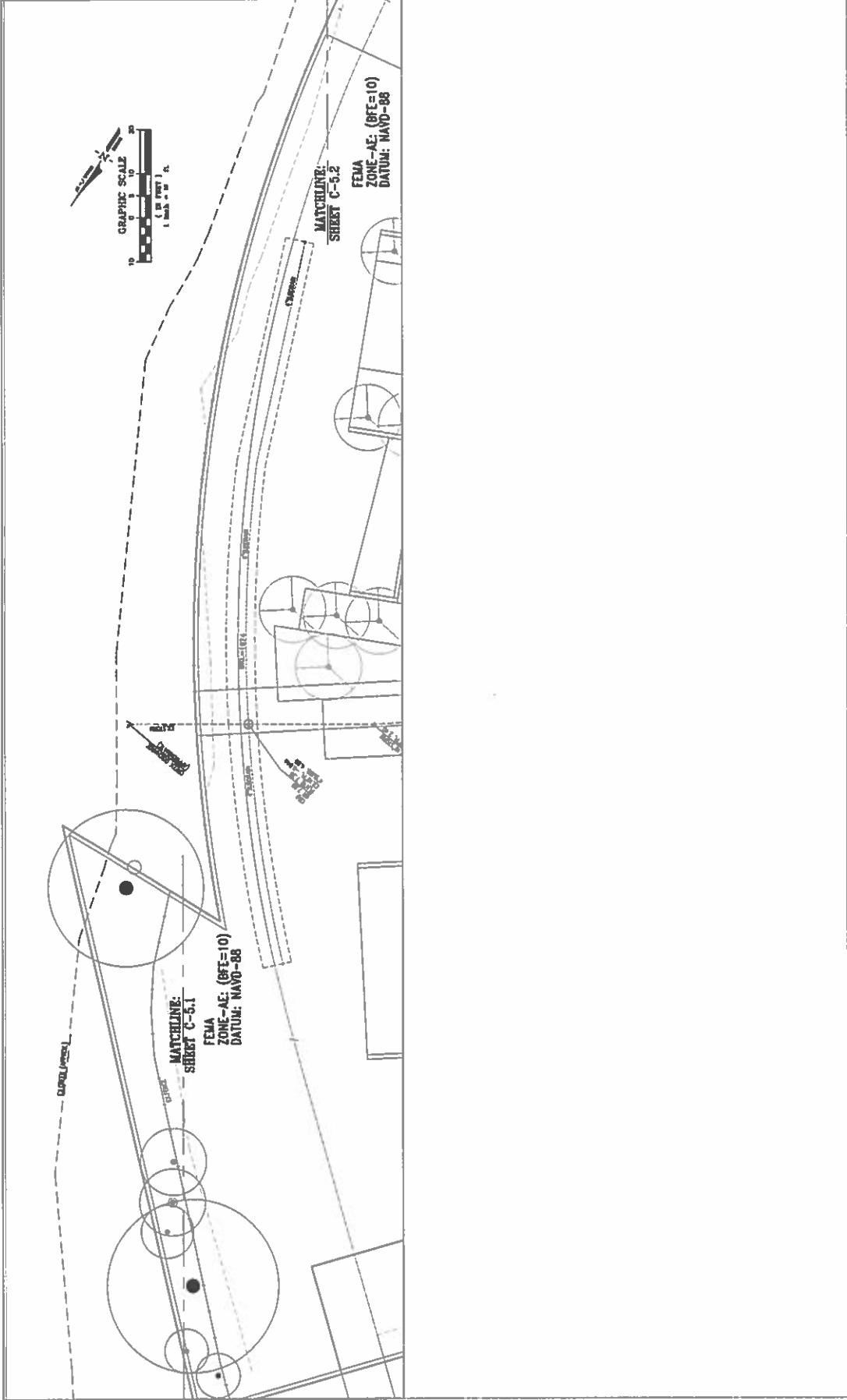


PSH HOUSING
2118 Sacramento Street
Vallejo, California

**PRELIMINARY
UTILITY PLAN**

Lat and Associates		DATE:		PROJECT:	
Civil Engineering Land Planning 738 Alford Road, Suite 100 Vallejo, CA 94591 Phone (530) 774-1188 Fax (510) 774-1353		JUNE 2013		MASTERPLAN	
Drawn By:	D.A.D.	Job No.:	18730410		
Checked By:	J.L.	Scale:	1" = 10'		
		Plot Date:	06/25/2013		

C-5.2



Lat and Associates
 Civil Engineering
 Land Planning
 738 Alfred Hitchcock Drive
 Sacramento, CA 95834
 Phone (916) 774-1388
 Fax (916) 774-1383

Date: **JUNE 2019**
 Drawn By: **D.A.B.**
 Checked By: **J.L.**
 Job No.: **1973010**
 Scale: **1" = 10'**
 Plot Date: **06/20/2019**

PRELIMINARY UTILITY PLAN

PSH HOUSING
 2118 Sacramento Street
 Vallejo, California

**PUBLIC NOTICE
CITY OF VALLEJO
NOTICE OF FINDING OF NO SIGNIFICANT IMPACT
AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

June 21, 2020
City of Vallejo
200 Georgia Street
Vallejo, CA 94590
(707) 648-4507

These Notices shall satisfy two separate but related procedural requirements for an activity to be undertaken by the City of Vallejo.

REQUEST FOR RELEASE OF FUNDS

On or about July 8, 2020 the City of Vallejo will submit a request to the U. S. Department of Housing and Urban Development (HUD) for the release of Community Development Block Grant (CDBG) Program funds in the amount of up to \$787,258.00, and HOME Investment Partnerships Program funds in the amount of up to \$2,186,710.00, for the demolition of two existing structures, and the new construction of 75 units of permanent supportive housing for very low-income individuals, i. e., at 50 percent or below the area median income, at 2118 and 2134-36 Sacramento Street, in Vallejo, California.

FINDING OF NO SIGNIFICANT IMPACT

The City of Vallejo has determined that this project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement pursuant to the National Environmental Policy Act (NEPA) of 1969 is not required. Additional project information is contained in the Environmental Review Record (ERR), which may be reviewed on the City's Web Page: <http://www.cityofvallejo.net>, "City Hall, Departments & Divisions, Housing & Community Development, Housing and Community Development Document Library, Public Notices, Environmental Assessment, Sacramento Street Permanent Supportive Housing Project, June 2020".

RELEASE OF FUNDS

The City of Vallejo certifies to HUD that Greg Nyhoff, 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 acceptance of the certification satisfies its responsibilities under NEPA and allows the City of Vallejo to use these funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of these funds and the City of Vallejo's 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 it is on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Vallejo; (b) the City of Vallejo has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR 58; (c) the City of Vallejo has incurred costs not authorized by 24 CFR 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR 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 58), and shall be addressed to: U. S. Department of Housing and Urban Development, One Sansome Street, San Francisco, CA 94104. Potential objectors should contact HUD to verify the actual last day of the objection period.

PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to the City of Vallejo, including by e-mail to: Guy.Ricca@cityofvallejo.net. All written comments received **no later than 4:00 p. m. PST on Tuesday, July 7, 2020** will be considered by the City of Vallejo, and the City of Vallejo will not take any action on the proposal prior to this date.

The City of Vallejo provides its programs and services in a non-discriminatory manner, and is an Equal Opportunity Employer. The City of Vallejo also encourages minority- and women-owned businesses to submit bids and proposals for federal Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program contracts. These contracts are typically for general contractors to make public, facility, or housing improvements. For further information, contact the Housing and Community Development Division at (707) 648-4507. For further information on this public notice, the hearing-impaired may call the California Relay Service at 1-800-735-2922 without a TTY/TDD, or 1-800-735-2929 with a TTY/TDD.



DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

Lisa Ann L. Mangat, Director

Julianne Polanco, State Historic Preservation Officer
1725 23rd Street, Suite 100, Sacramento, CA 95816-7100
Telephone: (916) 445-7000 FAX: (916) 445-7053
calshpo.ohp@parks.ca.gov www.ohp.parks.ca.gov

RECEIVED
City of Vallejo

FEB 20 2020

Housing and Community
Development Division

[VIA ELECTRONIC MAIL
February 18, 2020

Refer to HUD_2020_0220_003

Guy L. Ricca
Temporary Senior Community Development Analyst
City of Vallejo
200 Georgia Street
Vallejo, CA 94590

Re: Construction of Permanent Supportive Housing, 2118 and 2134 Sacramento Street

Dear Mr. Ricca:

The California State Historic Preservation Officer received the project submittal for the above referenced undertaking for our review and comment pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations found at 36 CFR Part 800. The regulations and advisory material are located at www.achp.gov.

Undertaking

You have informed us that the City of Vallejo intends to use funding from the U.S. Department of Housing and Urban Development (HUD) for the construction of permanent supportive housing at 2118 and 2134 Sacramento Street that will provide 75 units of housing and 35 on-site parking places.

Area of Potential Effects (APE)

The County defined the APE for this undertaking as the subject parcel and all adjacent parcels. We believe this is an adequate APE for the work associated with the project.

Identification of Historic Properties

In an effort to identify historic properties within the APE, the City and their consultants, Rincon Consultants, Inc., requested a records search from the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) for the project area. They also requested a Sacred Lands File search from the Native American Heritage Commission (NAHC), and contacted tribes with an interest in the area. Finally, both archeological and built environment site surveys were completed. The APE includes two buildings, both of which are over 50 years old and were evaluated for listing in the National Register of Historic Places. Based on analysis prepared by their consultants, the City determined that neither of the

Mr. Ricca
February 18, 2020
Page 2 of 2

buildings are eligible for listing in the National Register. Our office concurs that the following properties are not eligible for the National Register:

- 2118 Sacramento Street
- 2134 Sacramento Street

Assessment of Effects

The City finds that the undertaking will not have an adverse effect on historic properties. Based on the documentation provided for our review and comment, pursuant to 36 CFR Part 800.4(c)(2), the California SHPO agrees with the City's *Finding of no historic properties affected*.

We appreciate the City of Vallejo's consideration of historic properties in the project planning process. If you have any questions, please do not hesitate to contact Shannon Lauchner Pries, State Historian II, with the Local Government Unit at (916)445-7013 or by email at shannon.pries@parks.ca.gov.

Sincerely,



Julianne Polanco
State Historic Preservation Officer



Housing and Community Development Division • 200 Georgia Street • Vallejo • CA • 94590 • 707.648.4507

February 5, 2020

Julianne Polanco, State Historic Preservation Officer
Office of Historic Preservation
Department of Parks and Recreation
1725 – 23rd Street, Suite 100
Sacramento, CA 95816

**SUBJECT: City of Vallejo Environmental Review – Proposed Permanent Supportive Housing Project
at 2118 and 2134-36 Sacramento Street, Vallejo, CA**

Dear Ms. Polanco:

The City of Vallejo's Housing and Community Development Division is preparing an environmental review for Fiscal Year (FY) 2019-20 for the above-referenced project. The City proposes to use federal Department of Housing and Urban Development (HUD) funds (Community Development Block Grant (CDBG) and HOME Investment Partnerships Program) for this activity. This project would include the demolition of two existing structures on the site, and the new construction of 75 units of permanent supportive housing.

The proposed project has been reviewed for compliance with "Protection of Historic Properties" (36 CFR € 800), and the "National Register Criteria for Evaluation" (36 CFR € 63) by the City of Vallejo's Planning Division (copy of memorandum attached), which has determined that these properties are **not historic**. I have also attached a cultural resources technical study completed for the City by Rincon Consultants, Inc. to provide you with additional details on the proposed project area.

I am requesting that your office conduct an expedited review of the proposed project and, if at all possible, that we receive any comments from you regarding the City's determination for this project by **Friday, February 21, 2020**. If you need any further information, I can be reached at (707) 649-5417, or Guy.Ricca@cityofvallejo.net.

Sincerely,

GUY L. RICCA

Temporary Senior Community Development Analyst

cc: Judy Shepard-Hall, Housing and Community Development Manager



MEMORANDUM
PLANNING DIVISION

DATE: February 4, 2020

TO: Guy Ricca, Interim Senior Community Development Analyst

CC: Anne Cardwell, Assistant City Manager
Gillian Hayes, Planning and Development Services Director
Judy Shepard-Hall, Housing & Community Development Manager
Shannon Eckmeyer, Assistant City Attorney

FROM: Jonathan Atkinson, Senior Planner

SUBJECT: Section 106 Memo for 2118 and 2134-2136 Sacramento Street

This memorandum shall serve to inform you that I have completed my review of the two buildings located at 2118 and 2134-2136 Sacramento Street (APNs: 0051-190-390 and 0051-080-540) in accordance with the National Register Criteria for Evaluation (36 CFR Part 60.4) and Protection of Historic Properties (36 CFR Part 800). The one-story building at 2118 Sacramento Street was built in 1958 and the one-story building at 2134-2136 Sacramento Street was built in 1966. Both buildings will be demolished as part of the Sacramento Street PSH project involving 74 permanent supportive housing units and one onsite manager's unit for 75 total units.

The City of Vallejo Housing and Development Division retained Rincon Consultants, Inc. (Rincon) to prepare a cultural resources technical study for the subject properties. The report is compliant with Section 106 of the National Historic Preservation Act; includes delineation(s) of an Area of Potential Effects (APE); cultural resources record searches; field survey findings; and consultation(s) with Native American tribes and local interested parties. Rincon did not identify any archeological resources within the APE nor did they identify any pre-historic resources within a 0.25 mile radius. The report concluded that the APE contains a low probability for containing intact, sub-surface archeological deposits, and indicates that a Sacred Lands File search and outreach to the Native American tribes were negative.

Lastly, the buildings were reviewed in accordance with the Criteria for Evaluation to determine eligibility for inclusion in the National Register of Historic Places. Rincon recommends that both buildings are ineligible for listing in the National Register for Historic Places in that they (a) are not associated with an event or series of events with significance to local, State, or national history; (b) are not associated with the lives of persons significant in history; (c) do not embody distinctive characteristics of a type, period, or method of construction nor do they represent the work of a master or possess high artistic value or represent a significant and distinguishable entity; and (d) are unlikely to yield information important in prehistory or history.

Rincon does not recommend any further cultural resources analysis for the project. They do recommend that the following measures be implemented in the event that cultural resources and/or human remains are discovered unexpectedly during ground-disturbing activities (noted in *italics*):

Unanticipated Discovery of Cultural Resources: *If cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology (National Park Service 1983) should be contacted immediately to evaluate the find. If the discovery proves to be significant under the National Historic*

Preservation Act, additional work such as data recovery excavation and Native American consultation may be warranted to mitigate any significant impacts/adverse effects.

Human Remains: *The discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD has 48 hours from being granted site access to make recommendations for the disposition of the remains. If the MLD does not make recommendations within 48 hours, the land owner shall reinter the remains in an area of the property secure from subsequent disturbance.*

In conclusion, this analysis does not identify any historic or archeological impacts with the implementation of the project.

STAFF CONTACT

Jonathan Atkinson, Senior Planner
(707) 648-4346
Jonathan.atkinson@cityofvallejo.net



Permanent Supportive Housing Project

Cultural Resources Technical Study

prepared for

City of Vallejo | Housing & Development Division
200 Georgia Street
Vallejo, California 94590
Contact: Judy Shepard-Hall, Director

prepared by

Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, California 94612

February 2020



RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers
rinconconsultants.com

Please cite this report as follows:

Treffers, Steven, Hannah Haas, James Williams, and Susan Zamudio-Gurrola.

2020 *Cultural Resources Study for the Permanent Supportive Housing Project, City of Vallejo, Solano County, California.* Rincon Consultants Project No. 20-09128. Report on file, Northwest Information Center, Sonoma State University.

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Executive Summary

Rincon Consultants, Inc. (Rincon) was retained by the City of Vallejo (City) to complete a cultural resources technical study for Permanent Supportive Housing Project in Vallejo, Solano County, California. The project is seeking federal funds from the U.S. Department of Housing and Urban Development (HUD) and is therefore considered a federal undertaking subject to Section 106 of the National Historic Preservation Act (Section 106). HUD is the Lead Federal Agency and the City is the Responsible Entity for the undertaking. This report was prepared to document the undertaking's compliance with Section 106; it includes the delineation of an Area of Potential Effects (APE), a cultural resources records search, an intensive-level survey of the APE, cultural resource documentation and evaluation, consultation with local interested parties and Native American tribes, and the preparation of this report.

Dates of Investigation

A cultural resources records search was conducted at the Northwest Information Center (NWIC) at Sonoma State University on January 29, 2020. An intensive-level survey of the APE was conducted on January 30, 2020. The archival research summarized in this study, along with Native American and interested party consultation, was ongoing throughout January and February 2020.

Summary of Findings

The APE for the project was developed in consultation with City staff and limited to the direct project footprint. As a result of the cultural resources field survey and archival research conducted for this study, two historic-era buildings were identified within the APE: 2118 Sacramento Street (constructed circa 1958) and 2134-2136 Sacramento Street (constructed circa 1966). Both buildings were recorded and evaluated on California Department of Parks and Recreation (DPR) 523 series forms and ultimately found ineligible for listing in the NRHP; as a result neither is considered a historic property as defined by Section 106.

No archaeological resources were identified in the APE as a result of the cultural resources study. An assessment of archaeological sensitivity indicates that the APE contains a relatively low sensitivity for containing intact, subsurface archaeological deposits. The APE is on a relatively flat area adjacent to Austin Creek. Although the NWIC identified the area as having a moderate potential for prehistoric archaeological deposits, there are no known prehistoric resources within a 0.25-mile radius. In addition, the results of the SLF search and Native American outreach were negative. Prior to the construction of the extant buildings, the APE was undeveloped. As such, it is unlikely to contain historic period archaeological remains dating to the late 19th or early 20th century. Given the lack of reported prehistoric or historical archaeological remains within a quarter-mile radius of the APE and the developmental history of the APE, the property is not sensitive for archaeological resources.

As a result of the findings summarized above, Rincon recommends a finding of *no historic properties affected* under Section 106 for the proposed undertaking. As standard best management

practices, the following measures are recommended in the event of an unanticipated discovery of cultural resources during project construction.

Unanticipated Discovery of Cultural Resources

If cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology (National Park Service 1983) should be contacted immediately to evaluate the find. If the discovery proves to be significant under the National Historic Preservation Act, additional work such as data recovery excavation and Native American consultation may be warranted to mitigate any significant impacts/adverse effects.

Human Remains

The discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD has 48 hours from being granted site access to make recommendations for the disposition of the remains. If the MLD does not make recommendations within 48 hours, the land owner shall reinter the remains in an area of the property secure from subsequent disturbance.

1 Introduction

Rincon Consultants, Inc. (Rincon) was retained by the City of Vallejo (City) to complete a cultural resources technical study for the Permanent Supportive Housing Project in Vallejo, Solano County, California. The project is seeking federal funds from the U.S. Department of Housing and Urban Development (HUD) and is therefore considered a federal undertaking subject to Section 106 of the National Historic Preservation Act (Section 106). This report was prepared to document the undertaking's compliance with Section 106; it includes the delineation of an Area of Potential Effects (APE), a cultural resources records search, an intensive-level survey of the APE, cultural resource documentation and evaluation, consultation with local interested parties and Native American tribes, and the preparation of this report.

1.1 Description of Proposed Undertaking

The proposed undertaking is located in an unsectioned portion Township 03N, Range 02W of the United States Geological Survey 2019 *Mare Island* 7.5-minute quadrangle (Figure 1). Located mid-block on Sacramento Street between Valle Vista Avenue and Mississippi Street, the proposed undertaking involves the demolition of two existing buildings located at 2118 and 2134-2135 Sacramento Street (APNs 0051-190-390 and 0051-080-540). The two adjoining parcels total 1.3 acres and would be redeveloped to provide 75 units of permanent supportive housing for formerly homeless individuals and 35 on-site parking spaces.

1.2 Area of Potential Effects

The APE for an undertaking is defined in 36 Code of Federal Regulations (CFR) 800.16(d) as the "geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such property exists." The APE for the proposed undertaking was determined through analysis of the undertaking's geographic area, its scale and nature, and its potential for direct and indirect effects to archaeological and built-environment resources. Located in an area that has been extensively developed for many decades, the potential for indirect impacts to occur as a result of the proposed undertaking is unlikely. In consultation with City staff, the APE is confined to the boundaries of the assessor's parcel on which the undertaking will occur (APNs 0051-190-390 and 0051-080-540) (Figure 2). The vertical APE for the proposed undertaking extends from a maximum of 8 below ground surface to account for required construction-related excavation to 74 feet above the ground surface to account for the undertaking's maximum height.

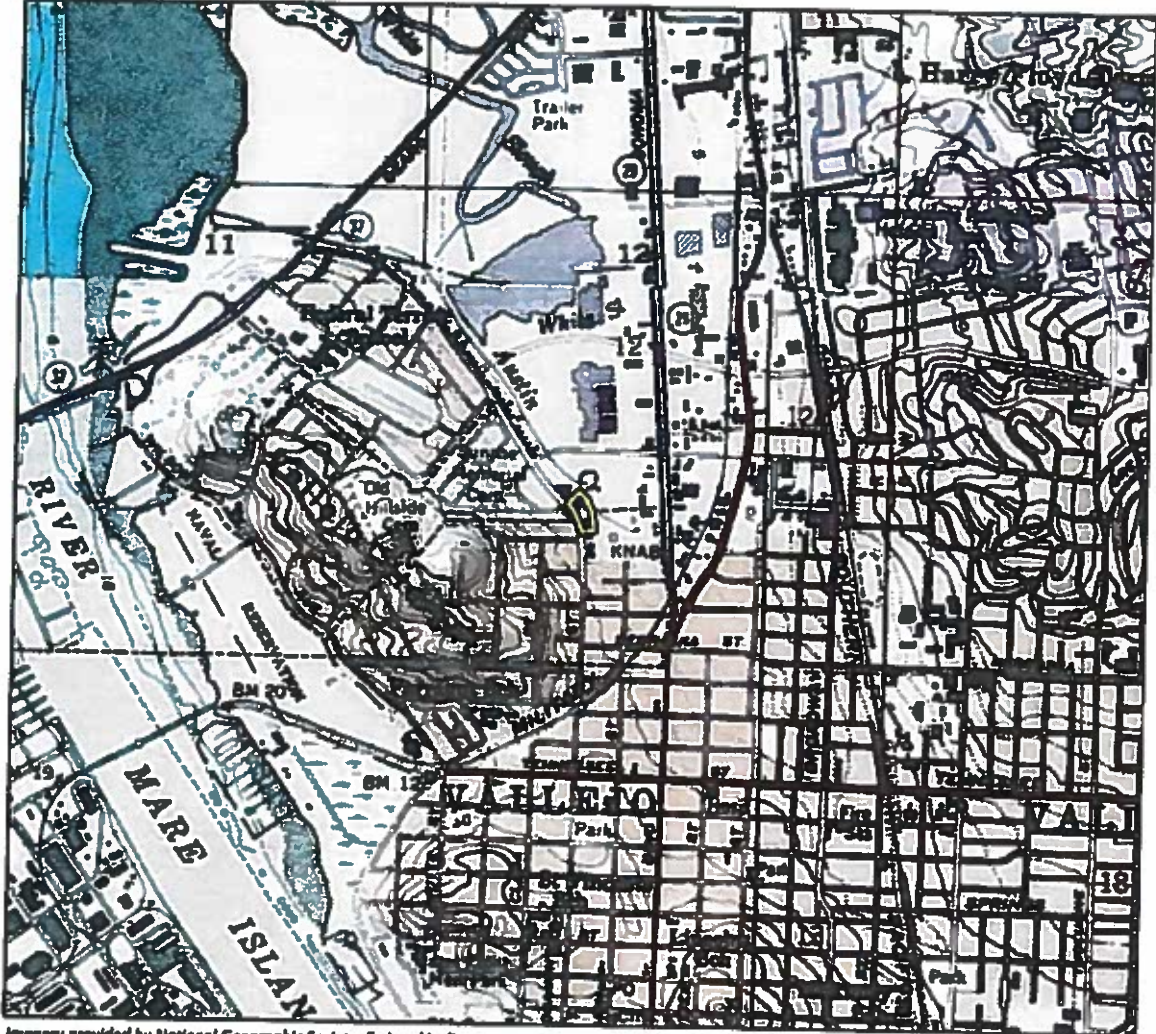
1.3 Personnel

This cultural resources study was managed by Rincon Senior Architectural Historian, Steven Treffers, MHP, and Senior Archaeologist and Principal Investigator, Hannah Haas, MA, Registered Professional Archaeologist (RPA), both of whom meet the Secretary of the Interior's Professional Qualification Standards in their respective fields. Under the direction of Mr. Treffers and Ms. Haas, the cultural resources field survey was performed by Cultural Resources Specialist Elaine Foster, and

**City of Vallejo | Housing & Development Division
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archival research and report preparation were performed by Architectural Historians James Williams, MA and Susan Zamudio-Gurrola, MHP. Under the direction of Ms. Haas, Archaeologist Sydni Kitchel, BA, conducted the cultural resources records search and Archaeologist Dustin Merrick, BA, performed the Native American outreach. Figures included in this report were prepared by Rincon GIS Analysts Erik Holtz and Allysén Valencia. Additional quality assurance/quality control was completed by Senior Archaeologist Tiffany Clark PhD, RPA, and Rincon Principal and Architectural History Program Manager Shannon Carmack.

Figure 1 Project Vicinity Map



Imagery provided by National Geographic Society, Esri and its licensors © 2020. Mare Island Quadrangle, T03N R04W S12. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.

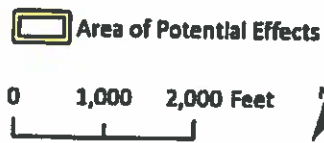


Figure 2 Area of Potential Effects Map



2 Regulatory Framework

2.1 Federal Regulations

National Historic Preservation Act

The proposed undertaking is subject to Section 106 of the National Historic Preservation Act (Section 106). The definition of a federal undertaking in 36 CFR 800.16(y) includes projects requiring a federal permit, license, or approval. Cultural resources are considered during federal undertakings chiefly under Section 106 (as amended) through one of its implementing regulations, 36 CFR 800 (Protection of Historic Properties), and National Environmental Policy Act. Properties of traditional, religious, and cultural importance to Native Americans are considered under both Section 101 (d)(6)(A) and Section 106 36 CFR 800.3-800.10. Other federal laws include the Archaeological Data Preservation Act of 1974, the American Indian Religious Freedom Act of 1978, the Archaeological Resources Protection Act of 1979, and the Native American Graves Protection and Repatriation Act of 1989, among others.

Section 106 (16 United States Code 470f) requires federal agencies to account for the effects of their undertakings on any district, site, building, structure, or object included in or eligible for inclusion in the NRHP and to afford the Advisory Council on Historic Preservation a reasonable opportunity to comment on such undertakings (36 CFR 800.1). Under Section 106, the significance of any adversely affected historic property is assessed and mitigation measures are proposed to reduce any impacts to an acceptable level. Historic properties are those significant cultural resources listed in or are eligible for listing in the NRHP per the criteria listed below (36 CFR 60.4):

The quality of significance in American, state, and local history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that meet one or more of the following criteria:

- Criterion A:** Are associated with events that have made a significant contribution to the broad patterns of our history
- Criterion B:** Are associated with the lives of persons significant in our past
- Criterion C:** Embody the distinctive characteristics of a type, period, or method of installation, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction
- Criterion D:** Have yielded, or may be likely to yield, information important in prehistory or history

In addition to meeting at least one of the above designation criteria, resources must also retain integrity. The National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven qualities, defined in the following manner:

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- Location:** The place where the historic property was constructed or the place where the historic event occurred
- Design:** The combination of elements that create the form, plan, space, structure, and style of a property
- Setting:** The physical environment of a historic property
- Materials:** Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property
- Workmanship:** The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory
- Feeling:** A property's expression of the aesthetic or historic sense of a particular period of time
- Association:** The direct link between an important historic event or person and a historic property

3 Setting

The APE lies along the western edge of Austin Creek south of the White Slough mud flats. Almost the entire watershed of Austin Creek has been developed with the waterway now primarily functioning to drain urban storm water into the Napa River. The soils in the western portion of the APE consist of Dibble-Los Osos clam loams with the eastern portion consisted of man-made lands consisting of artificial fill (California Soil Resource Lab 2020).

3.1 Cultural Setting

The cultural setting for the project is presented broadly in three overviews: Prehistoric, Ethnographic, and Historic. The prehistoric and historic overviews describe human occupation before and after European contact, while the ethnographic overview provides a synchronic “snapshot” of traditional Native American culture.

3.2 Prehistoric Overview

The project lies in the San Francisco Bay archaeological region (Milliken et al. 2007; Moratto 1984). Following Milliken et al. (2007), the prehistoric cultural chronology for the Bay Area can be generally divided into five periods: the Early Holocene (8,000-3,500 B.C.E.), Early (3,500-500 B.C.E.), Lower Middle (500 B.C.E. to C.E. 430), the Upper Middle (C.E. 430-1050), and the Late Period (C.E. 1050-Historic Contact).

It is presumed that early Paleoindian groups lived in the area prior to 8,000 B.C.E., however no evidence for that period has been discovered in the Bay Area to date (Milliken et al. 2007). For this reason, the Paleo-Indian Period (ca. 11,500-8,000 B.C.E.) is not discussed here.

The earliest intensive study of the archaeology of the San Francisco Bay Area began with N. C. Nelson of the University of California Berkeley, between 1906 and 1908. He documented over 100 shell mounds along the shores of Alameda and Contra Costa counties. Nelson was the first to identify the Bay Area as a discrete archaeological region (Moratto 1984).

Early Holocene (8,000 – 3,500 B.C.E.)

The Early Holocene in the San Francisco Bay Area is characterized by a mobile forager pattern and the presence of millingslabs, handstones, and a variety of leaf-shaped projectile points, though evidence for this period is limited. It is likely that Holocene alluvial deposits buried many prehistoric sites in the area (Ragir 1972; Moratto 1984). Sites such as CCO-696 and CCO-637 in Contra Costa County are two of just a few sites dating to this period. The earliest date for the Early Holocene comes from the CCO-696 at Los Vaqueros Reservoir, approximately 23 miles northeast of the APE, dating to 7920 cal B.C. (Milliken et al. 2007).

Early Period (3,500 – 500 B.C.E.)

The Early Period saw increased sedentism as indicated by new ground stone technologies (introduction of the mortar and pestle), an increase in regional trade, and the earliest cut-bead

horizon. The first documentation of the mortar and pestle, dating to 3800 B.C.E., comes from CCO-637 in the Los Vaqueros Reservoir area. By 1500 B.C.E., mortars and pestles had almost completely replaced millingslabs and handstones. A shift to a sedentary or semi-sedentary lifestyle is marked by the prevalence of mortars and pestles, ornamental grave associations, and shell mounds. The earliest cut bead horizon, dating to this period, is represented by rectangular *Haliotis* and *Olivella* beads from several sites, including CCO-637, SCL-832 in Sunnyvale, and ALA-307 in Berkeley (Milliken et al. 2007). The advent of the mortar and pestle indicate a greater reliance on processing nuts such as acorns. Faunal evidence from various sites indicates a diverse diet based on mussel and other shellfish, marine mammals, terrestrial mammals, and birds (D'Oro 2009).

Lower Middle Period (500 B.C.E. – C.E. 430)

The Lower Middle Period saw numerous changes from the previous period. Rectangular shell beads, common during the Early Period, disappear completely and are replaced by split-beveled and saucer *Olivella* beads. In addition to the changes in beads, *Haliotis* ornaments, bone tools and ornaments, and basketry awls indicating coiled basketry manufacture appeared. Mortars and pestles continued to be the dominant grinding tool (Milliken et al. 2007). Evidence for the Lower Middle Period in the Bay Area comes from sites such as the Emeryville shell mound (ALA-309) and Ellis Landing (CCO-295). ALA-309 is one of the largest shell mounds in the Bay Area and contains multiple cultural sequences. The lower levels of the site, dating to the Middle Period, contain flexed burials with bone implements, chert bifaces, charmstones, and oyster shells (Moratto 1984).

Upper Middle Period (C.E. 430-1,050)

Around C.E. 430, *Olivella* saucer bead trade networks established during earlier periods collapsed and over half of known sites occupied during the Lower Middle Period were abandoned. *Olivella* saucer beads were replaced with *Olivella* saddle beads. New items appear at sites, including elaborate, decorative blades, fishtail charmstones, new *Haliotis* ornament forms, and mica ornaments. Sea otter bones became more frequent from earlier periods (Milliken et al. 2007). Excavations at ALA-309 have indicated a shift from oysters to clams at that site. Subsistence analysis at various sites dating to this period indicate a diverse diet that included various species of fish, mammal species, bird species, shellfish, and plant resources that varied by location within the Bay Area (Hylkema 2002).

Late Period (C.E. 1,050-Historic Contact)

The Late Period saw an increase in social complexity, indicated by differences in burials, and an increased level of sedentism. Small, finely worked projectile points associated with bow and arrow technology appear around A.D. 1250. *Olivella* shell beads disappeared and were replaced with clamshell disk beads. The toggle harpoon, hopper mortar, and magnesite tube beads also appeared during this period (Milliken et al. 2007). This period saw an increase in the intensity of resource exploitation that correlates with an increase in population (Moratto 1984). Many of the well-known sites of earlier periods, such as the Emeryville shell mound (ALA-309) and the West Berkeley site (ALA-307) were abandoned, possibly due to fluctuating climates and drought that occurred throughout the Late Period (Lightfoot and Luby 2002).

3.3 Ethnographic Context

The project APE lies within an area traditionally occupied by the Ohlone (or Costanoan) people. Ohlone territory extends from the point where the San Joaquin and Sacramento Rivers issue into the San Francisco Bay to Point Sur, with the inland boundary most likely constituted by the interior Coast Ranges (Kroeber 1925:462). The Ohlone language belongs to the Penutian family, with several distinct dialects throughout the region (Kroeber 1925: 462).

The pre-contact Ohlone were semi-sedentary, with a settlement system characterized by base camps of tule reed houses and seasonal specialized camps (Skowronek 1998). Villages were divided into small polities, each of which was governed by a chief responsible for settling disputes, acting as a war leader (general) during times of conflict, and supervising economic and ceremonial activities (Skowronek 1998, Kroeber 1925:468). Social organization appeared flexible to ethnographers and any sort of social hierarchy was not apparent to mission priests (Skowronek 1998).

Ohlone subsistence was based on hunting, gathering, and fishing (Kroeber 1925: 467, Skowronek 1998). Mussels were a particularly important food resource (Kroeber 1925: 467). Sea mammals were also important; sea lions and seals were hunted, and beached whales were exploited (Kroeber 1925: 467). Like the rest of California, the acorn was an important staple and was prepared by leaching acorn meal both in openwork baskets and in holes dug into the sand (Kroeber 1925: 467). The Ohlone also practiced controlled burning to facilitate plant growth (Kroeber 1925: 467, Skowronek 1998).

Seven Franciscan missions were built within Ohlone territory in the late 1700s, and all members of the Ohlone group were eventually brought into the mission system (Kroeber 1925: 462, Skowronek 1998). After the establishment of the missions, Ohlone population dwindled from roughly 10,000 people in 1770 to 1,300 in 1814 (Skowronek 1998). In 1973, the population of people with Ohlone descent was estimated at fewer than 300. The descendants of the Ohlone united in 1971 and have since arranged political and cultural organizations to revitalize aspects of their culture (Skowronek 1998).

3.4 Historic Context

The Post-European contact history of California is generally divided into three periods: the Spanish Period (1769–1822), the Mexican Period (1822–1848), and the American Period (1848–present). Each of these periods is briefly described below.

Spanish Period (1769 – 1822)

For more than 200 years, Juan Cabrillo and other Spanish, Portuguese, British, and Russian explorers sailed the Alta (upper) California coast and made limited inland expeditions, but they did not establish permanent settlements (Bean 1968; Rolle 2003). Explorers such as Francis Drake and Sebastian Cermeño explored the San Francisco Bay area in the late 1500s (Bean 1968). Gaspar de Portolá and the Franciscan Father Junípero Serra established the first Spanish settlement in Alta California at Mission San Diego de Alcalá in 1769, the first of 21 missions erected by the Spanish. Portolá continued north, reaching the San Francisco Bay and project vicinity later that year. Pedro Fages' expedition also explored the region in 1772 (Cook 1957).

Mission San Francisco de Asis and the San Francisco presidio (military fort) were founded in 1776, and Mission San Rafael Arcangel was built in 1817, all within 25 miles of the project site (Presidio Trust 2020; California Missions Foundation, n.d.).

Mexican Period (1822 – 1848)

The Mexican Period commenced when news of the success of the Mexican Revolution (1810-1821) against the Spanish crown reached California in 1822. This period saw the federalization of mission lands in California with the passage of the Secularization Act of 1833. This Act enabled Mexican governors in California to distribute former mission lands to individuals in the form land grants. Successive Mexican governors made more than 700 land grants between 1822 and 1846, putting most of the state's lands into private ownership for the first time (Shumway 2007). The approximately 80,000-acre Rancho Suscol or Soscol was acquired by General Vallejo in 1843; the project site is located within the former rancho lands (City of Sonoma, n.d.).

The Mexican Period saw an increased importance of sea trade and an influx of American settlers which motivated the United States to expand their territory into California. The United States supported a small group of insurgents from Sonoma during the Bear Flag Revolt. The Bear Flaggers captured Sonoma in June of 1846. The next month, Commodore John Drake Sloat landed in Monterey and proceeded to take Yerba Buena, Sutter's Fort, Bodega Bay, and Sonoma. Fighting between American and Mexican forces continued until Mexico surrendered in 1847 (Rolle 2003).

American Period (1848 – Present)

The American Period began with the signing of the Treaty of Guadalupe Hidalgo in 1848, in which the United States agreed to pay Mexico \$15 million for the conquered territory, including California, Nevada, Utah, and parts of Colorado, Arizona, New Mexico, and Wyoming. Settlement of California continued to increase during the early American Period. Many ranchos were sold or otherwise acquired by Americans, and most were subdivided into agricultural parcels or towns. Thanks to the discovery of gold in 1848, California's population grew exponentially. San Francisco grew from a population of 812 to 25,000 in only a few years and became California's first true city (Rolle 2003).

The City of Vallejo was founded on what was once General Vallejo's rancho land, and thus was named after him. After the state of California was admitted to the Union, he donated 156 acres of land and offered funding to establish a new state capital. The town of Vallejo briefly became the site of the state capitol in 1852, and it served as the capital again in 1853 for approximately one month. Vallejo's son-in-law, John B. Frisbie, is generally credited with the founding of the city and helping to establish its government (Vallejo Convention & Visitors Bureau 2019a; Vallejo Chamber of Commerce 2020).

Although the town lost the government center, a naval shipyard was established there in 1854 which furthered development of the town. Mare Island Naval Shipyard became the first United States Navy installation on the Pacific Coast, and Vallejo developed into an important shipping center with ferry transportation serving passengers, railroads and the Pony Express (Vallejo Convention & Visitors Bureau 2019). The city formally incorporated in 1867 in part due to John B. Frisbie's lobbying in Washington D.C. Frisbie encouraged settlement of the area, selling lots for the development of residential and commercial uses. He strongly supported the wheat and shipping industries and founded the White Sulphur (Blue Rock) Springs Resort (Vallejo Chamber of Commerce 2020; Vallejo Convention & Visitors Bureau 2019a).

The Mare Island Naval Shipyard had an immense impact on the development of Vallejo and surrounding areas. It was known in the 1920s for the development of submarines, and its peak production period for shipbuilding, repair and maintenance occurred during World War II. Correspondingly, Vallejo's population grew from 26,000 people to nearly 100,000 during the war years. Mare Island continued to be a primary station for the construction and development of the Navy's Pacific fleet of submarines in the years that followed. At the time, the base encompassed 5,200 acres (Vallejo Chamber of Commerce 2020). The city of Vallejo flourished as well, in part due to the Navy's presence which attracted countless military and civilian personnel from various parts. Vallejo began forming as a multi-cultural community earlier than many other California cities. In the 1920s many Filipinos settled in the area following the Spanish-American War and the Filipino Insurrection. Vallejo became one of the most culturally diverse cities in Northern California (Vallejo Chamber of Commerce 2020).

Ferries' importance as a form of local transportation decreased with the popularity of the automobile. By the mid-twentieth century Vallejo had expanded with all the amenities needed to support a navy town, and grew eastward to accommodate its larger population. However, its downtowns suffered as a result and were in disrepair. Starting in the 1960s a wave of redevelopment occurred in its historic downtown and waterfront, affecting 24 blocks of the city center and considerably changing the character of the city (Felix 2013; Vallejo Convention & Visitors Bureau 2019b).

With the end of the Cold War, Mare Island Naval Shipyard's budget was reduced, and the shipyard was closed in 1996, dramatically affecting the city. The municipality underwent a bankruptcy in 2008, and efforts afterwards focused on drawing new investment to the city (Felix 2013). Various industrial, educational, recreational and historical areas have been developed as part of evolving the property for new uses (Gase 2019). The waterfront area has also become a focus for redevelopment to generate economic growth (City of Vallejo 2018). Today, Vallejo is a transportation and commuter hub for San Francisco and the North Bay with high-speed catamaran ferries that transport thousands of passengers every week (City of Vallejo 2018; Vallejo Convention & Visitors Bureau 2019a). Its location between the major cities of San Francisco and Sacramento makes it a prime residential and commercial community, and it is also home to various recreational facilities and the California Maritime Academy (Vallejo Chamber of Commerce 2020).

Developmental History of Vicinity of APE

The APE is located on the east side of the 2100 block of Sacramento Street. United States Geological Survey (USGS) topographical maps show the APE and its vicinity remained undeveloped until sometime between 1902 and 1914. During that period development began in the neighborhood mostly west of Sacramento Street (EDR 2020a). According to historic aerial photographs and Sanborn maps, in the following two decades, continued development in the area was predominantly residential, with housing tracts surrounding the Sunrise Memorial Cemetery (established 1879) (Figure 3). Neighborhood construction bypassed the APE and the large tract of former marshland to its immediate north and east (EDR 2020b; 2020c; Raskin-Zrihen 2007).

Historic aerial photographs show that, by the late 1940s, scattered development had begun along the east side of Sacramento Street in the vicinity of the APE. However, new construction there was largely hemmed in by Austin Creek, which loosely parallels the Sacramento Street near the subject properties. Development along the east side of the street was essentially complete by 1968 and resulted in a mix of commercial and residential properties along the stretch of road roughly between Frisbie Street and Valle Vista Avenue (Figure 4). Starting sometime between 1958 and

1968, most of the remaining marshland was gradually developed with commercial and large multi-family properties. The area attained its present character by the early 1990s (EDR 2020b).

Figure 3 1947 Aerial Photograph (Source EDR 2020b)



Figure 4 1968 Aerial Photograph (Source EDR 2020b)



4 Background Research

4.1 Cultural Resources Records Search

A non-confidential search of the California Historical Resources Information System (CHRIS) was first completed by the Northwest Information Center (NWIC) on December 17, 2019. This search confirmed no previous cultural resources studies have been completed within the APE and no known cultural resources had been documented within the APE (Appendix A). The summary indicated the APE contains relative flat lands immediately adjacent to Austin Creek and there is a moderate potential for unrecorded Native American resources as a result.

On January 29, 2020, Rincon Archaeologist Sydni Kitchel, BA, performed a supplemental search of the NWIC records. The purpose of the records search was to identify all previously recorded cultural resources, as well as previously conducted cultural resources studies, within the APE and a 0.25-mile radius. The NWIC search included a review of the NRHP, the California Register of Historical Resources (CRHR), the California Points of Historical Interest list, the Archaeological Determination of Eligibility list, and the California Historical Landmarks list. Non-confidential results from the records search can be found in Appendix A of this report.

The NWIC records search failed to identify any cultural resources studies within a 0.25-mile radius of the APE (Table 2). One previously recorded cultural resource, a circa 1962 commercial building at 3495 Sonoma Boulevard, was identified within the 0.25-mile radius of the APE; the resource was determined ineligible for listing on the NRHP and CRHR (Table 1). No previously recorded archaeological resources were identified within or immediately adjacent to the APE.

Table 1 Previously Recorded Cultural Resources Within 0.25 mile of the APE

Primary Number	Trinomial	Resource Type	Description	Recorder(s) and Year(s)	NRHP/CRHR Status	Relationship to APE
P-48-001601	N/A	Historic era building	3495 Sonoma Boulevard	2015 (K.A. Crawford)	Ineligible for NRHP and CRHP	Outside

Source: Northwest Information Center 2020

4.2 Archival and Historical Background Research

Archival research for this study was completed throughout January 2020. Research methodology focused on the review of primary and secondary source materials relating to the history and development of the area surrounding the APE. Sources included, but were not limited to building permits, assessor information, city directories, historic-era maps, aerial photographs, and written histories of the area. A list of repositories consulted to identify pertinent materials is included below.

- Historic aerial photographs accessed via the University of California Santa Barbara digital aerial photography collections
- Historic topographic maps accessed via U.S. Geological Survey
- Historic-era newspaper articles accessed via newspapers.com
- Solano County Assessor's Office
- Port Hueneme City Directories accessed at Ancestry.com
- *Phase I Environmental Site Assessment of 16060-16100-16104 E. 14th Street* prepared for Resources for Community Development in 2019
- Other sources as noted in the references list

4.3 Native American Outreach

As part of the process of identifying cultural resources for this project, Rincon contacted the Native American Heritage Commission (NAHC) on January 28, 2020 and requested a Sacred Lands File (SLF) search and a list of Native American tribal organizations and individuals who may have knowledge of sensitive cultural resources in or near the project APE (Appendix B). On January 30, 2020, the NAHC emailed a response stating that the SLF search was returned with negative results. Prior to receiving the SLF results, Rincon also sent anticipatory Section 106 letters on January 29, 2020 and January 30, 2020 to the following tribal groups or individuals who are known to Rincon to have affiliations to the project APE and surrounding area:

- Charlie Wright, Chairperson Cortina Rancheria – Kletsel Dehe Band of Wintun Indians
- Corrina Gould, Chairperson, The Confederated Villages of Lisjan
- Gene Whitehouse, Chairperson, United Auburn Indian Community of the Auburn Rancheria
- Anthony Roberts, Chairperson, Yocha Dehe Wintun Nation

As of February 3, 2020, no responses had been received. Additionally, on December 11, 2019, the City of Vallejo sent a project notification letter under California Assembly Bill 52 of 2014 (AB 52) to the Yocha Dehe Wintun Nation. The City received no response to this letter as of February 3, 2020. Although this consultation with the Yocha Dehe Wintun Nation did not constitute consultation under Section 106, we anticipate a similar response to the current outreach effort.

4.4 Interested Party Consultation

On January 29, 2020, Rincon Architectural Historian Susan Zamudio-Gurrola mailed letters to parties known to have an interest in cultural resources in the area of the APE, specifically: the Vallejo Architectural Heritage Foundation, the Vallejo Naval and Historical Museum, and the Solano County Historical Society. The letters requested input on known or potential historical resources within the APE or its vicinity. Steven Treffers spoke with Mr. Sage at the City of Vallejo on January 31, 2020 who confirmed the City did not have any concerns relating to potential cultural resources impacts. Ms. Susan Zamudio-Gurrola followed up with all entities included in the interested party consultation via a combination of telephone calls and emails on January 31, 2020. As of February 3, 2020, no additional responses had been received. Documentation in support of the interested party consultation conducted for this study can be found in Appendix C of this report.

5 Field Survey

5.1 Methods

Rincon cultural resources specialist Elaine Foster conducted an intensive-level cultural resources survey of the APE on January 30, 2020. The purpose of the survey was to identify and photograph any cultural resources that exist within the project area that may be impacted by the proposed undertaking. Ms. Foster visually inspected of all built environment features of the property, including buildings, structures, and other associated features. She assessed the overall condition and integrity of the buildings located within the APE and identified and documented their character-defining features. Field documentation included notes and digital photographs of the property to support field observations.

Ms. Foster also examined all exposed ground surface for the following: artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools, ceramics, fire-affected rock), ecofacts (marine shell and bone), soil discoloration that might indicate the presence of a cultural midden, soil depressions, and features indicative of the former presence of structures or buildings (e.g., standing exterior walls, postholes, foundations) or historic debris (e.g., metal, glass, ceramics). Ground disturbances such as burrows and drainages were inspected visually. Ms. Foster prepared survey notes and these are available upon request. Digital cameras were used to capture photographs of the project site; these are maintained electronically at the Rincon Los Angeles office.

5.2 Results

As a result of the cultural resources field survey and archival research conducted for this study, two historic-era buildings were identified within the APE: 2118 Sacramento Street (constructed circa 1958) and 2134-2136 Sacramento Street (constructed circa 1966) (Figure 5). Both buildings were recorded on DPR forms and evaluated for listing in the NRHP. Corresponding DPR forms are included in Appendix D of this report and are summarized below.

No archaeological resources were identified within the APE.

Figure 5 Site Map



2118 Sacramento Street

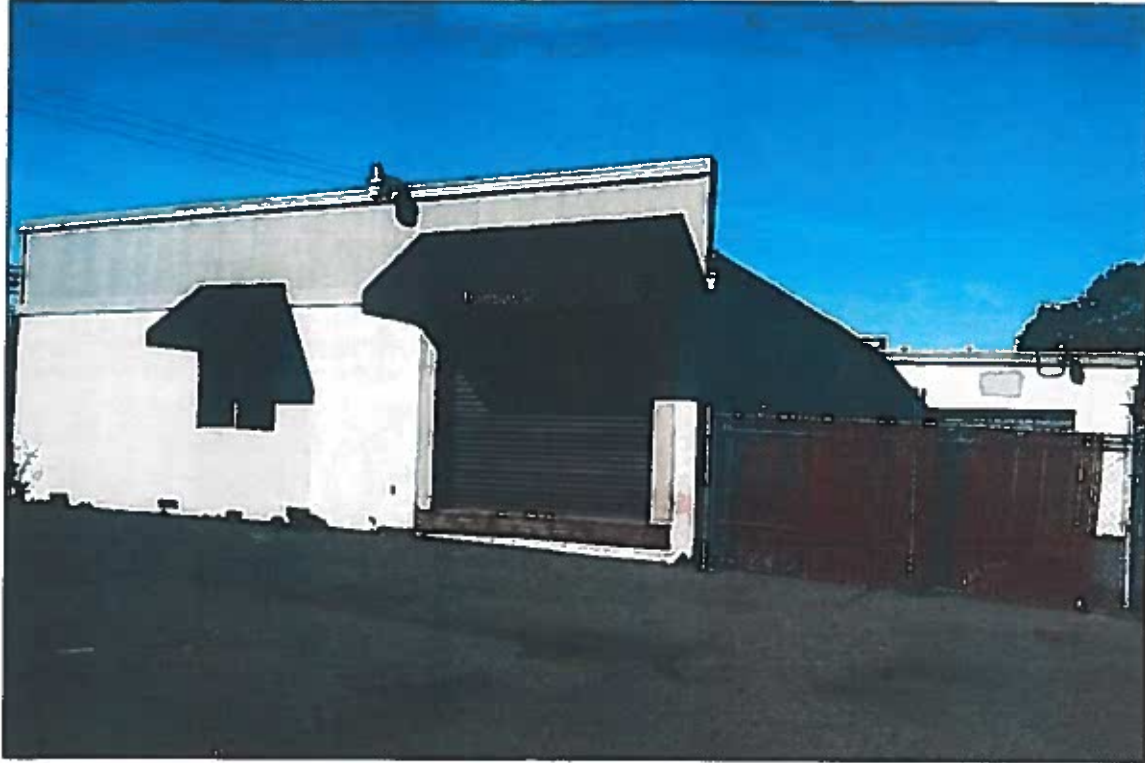
The property at 2118 Sacramento Street contains a one-story commercial office building with minimal Mid-Century Modern-style details (Figure 6 and Figure 7). The building is irregular in plan, sits on a concrete foundation, and is capped with a flat roof partially concealed by a parapet. Its wood-frame structural system is enveloped with walls of a variety of materials including, rough stucco, wood paneling, and stack-bond Roman bricks. Windows punctuate the north and west elevations and include non-original vinyl sashes in several configurations. Variations in the texture of the stucco cladding suggest some of the window openings were altered or created anew to accommodate the existing sashes. Entrances are located on the west (main) and south elevations and include a non-original glazed wood door and roll-up metal garage doors. An exterior covered walkway with a combination of metal and wood supports traces the most of the front elevation and terminates at the side-facing front door. It is separated from the building's exterior by a landscaped area planted with small palms and flowering shrubs. Architectural elements indicating a Mid-Century Modern influence include the Roman brick cladding, horizontal emphasis, and an overall lack of ornament. Alterations include the aforementioned door and window replacements and the disengagement of the walkway shelter from the exterior wall and addition of new wood post supports. Visual inspection also suggests the loading bay doors on south elevation may not be original.

An asphalt-paved parking lot occupies the south end of the parcel, while much of the north end is undeveloped and overgrown with grass. Additional landscaping on the generally level parcel consists of scattered shrubs. Circular, concrete planters are spaced evenly across a portion of the property's frontage.

Figure 6 West and South Elevations; View to the North



Figure 7 South and East Elevations; View to the Northwest



Property History of 2118 Sacramento Street

Historic aerial photographs and city directories indicate the building at 2118 Sacramento Street was constructed ca. 1958 (EDR 2020b). The present study coordinated with the City of Vallejo Building Division to locate building records for the subject property, but could not locate permits pertaining to its original construction. However, the earliest available city directory listing for the shows that, as of 1958, the property was the location of Bond & Dougherty (later Bond-Dougherty), a Vallejo-based architectural and engineering firm. Available sources do not clearly indicate whether Bond & Dougherty authored the original design for the subject building. A scanned image of a plot plan for the building includes the principals' names, but all other text in the image is illegible due to its poor resolution. Further, it remains unresolved whether the plan in question is related to the building's original design or to later work for which the firm was issued a permit in 1967. In light of this, the present study could not ascertain who designed the building (Ancestry 2011; EDR 2020d; City of Vallejo n.d.).

The firm's principals were engineer Ike B. Bond and architect Charles N. Dougherty. Contemporary newspaper articles reveal the partnership designed a variety of projects in Northern California, including convalescent hospitals, school buildings, public recreational facilities, and Vallejo General Hospital (*Petaluma Argus-Courier* 10/10/1962; *Daily Independent Journal* 10/11/1962; *San Francisco Examiner* 4/29/1963; *Sacramento Bee* 3/6/1966; 1/14/1968). The present study found no evidence any of these buildings have been listed, or determined eligible for listing, in the NRHP, California Register of Historical Resources, or any local register of historic properties. Bond also held a twenty-year tenure as Suisun City's City Engineer (*Sacramento Bee* 1/16/1974). In 1980, the firm was

reorganized as Dougherty, Monson and Cox (*Napa Valley Register* 3/17/1980). Archival research uncovered no further information of consequence regarding the firm or its partners.

City directories continued to list Bond-Dougherty at the subject property through the late 1980s. In 1992, however, the address was identified as the location of Northpoint Engineers. Building permits and directory listings suggest Maginault Funeral Home moved into the building by 1994 (EDR 2020d; City of Vallejo 2020). The company was joined at this address by co-tenant VIP Builders by 2005 (EDR 2020d). Sometime between that year and 2008, May Tang came into possession of property (City of Vallejo 2020).

The building has incurred a number of alterations. Aerial photographs, Sanborn Maps; and City of Vallejo building records suggest a rear addition was constructed in the late 1960s (EDR 2020b; 2020c; City of Vallejo 1967; n.d.). In recent years additional alterations to the building have been carried out. These include the installation of non-original windows and a non-original front door and the disengagement of the walkway shelter from the west exterior wall and the installation of new wood supports along the shelter's east side (Google 2016; 2019). Visual inspection also suggests the loading bay doors may be non-original.

NRHP Eligibility Evaluation of 2118 Sacramento Street

As a result of this study, 2118 Sacramento Street is recommended ineligible for listing in the NRHP under any applicable significance criteria. The property was constructed in ca. 1958. Although it is associated with commercial development in post-World War II Vallejo, research conducted for this study uncovered no evidence the property was significant in that context or in the context of any events significant in the history of the city region, state, or nation. It is, therefore, recommended ineligible for listing in the NRHP under Criterion A.

The property is primarily associated with Ike B. Bond and Charles N. Dougherty, who built the property as an office for their architectural and engineering practice. The research conducted for this study did not uncover evidence that Bond or Dougherty, or any subsequent owner or occupant, have made significant contributions to the history of the city, region, state, or nation. As a result, the property is recommended ineligible for listing in the NRHP under Criterion B.

The subject property consists of a one-story commercial building with Mid-Century Modern-style architectural elements. These elements are minimal, however, and combine to produce an undistinguished whole. Additionally, research for this study did not uncover evidence that the building's designers, the firm of Bond-Dougherty, are regarded as master architects. The building, therefore, does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values. Consequently, it is recommended ineligible for listing in the NRHP under Criterion C.

The records search results and archival research conducted for this study failed to indicate that the subject property is likely to yield information important to history or prehistory. It is therefore ineligible for listing in the NRHP under Criterion D. Based on research conducted for the study, the subject property also does not appear to contribute to any known or potential historic districts.

2134-2136 Sacramento Street

The building at 2134-3136 Sacramento Street is a one-story commercial building with modest Mid-Century Modern-style architectural features (Figure 8 and Figure 9). Rectangular in plan, the building sits on a concrete foundation and culminates in a low-pitched gabled roof sheathed in rolled composition material. Its concrete-block structural system is clad primarily in stucco, with an

expanse of rusticated Roman brick marking the building's southeast corner. The entire east wall is constructed of exposed concrete block. Aside from a small, two-pane sash on the west elevation, windows are limited to lights surrounding the commercial entry doors on the south and west elevations. Additional entrances are located on the east and west elevations and consist of warehouse bays with metal roll-up doors. Mid-Century Modern-style elements include the building's low massing, horizontal emphasis, low-pitched roof, asymmetrical gable, and rusticated Roman brick embellishment laid in a stack bond pattern. Wall-mounted interior-illuminated signs are affixed to the south, east, and west elevations. Apparent alterations include the replacement of commercial-type entry doors and, possibly, the addition of west-elevation warehouse bay openings. The property is situated on level terrain. Landscaping is concentrated at the front of the property and consists of a small lawn and mature trees along the frontage. Asphalt-paved parking lots flank the building.

Figure 8 South and East Elevations; View to the Northwest



Figure 9 West elevation; View to the Southeast



Property History of 2134-2136 Sacramento Street

The subject property was developed with the extant commercial building ca. 1966. Building permits on file with the City of Vallejo indicate that by 1961 property owner Jack Cannon had secured a permit to develop a private club on the property. There is no evidence that Cannon ever completed that project, and earliest available documentation of a building at this address is a city directory listing published in 1966, which identifies the address as the location of a Sperry & Hutchinson (S&H) “premium store” (City of Vallejo 1961; Ancestry 2011). The following year, a newspaper advertisement listed the address as one of eight S&H Green Stamps redemption centers in the Bay Area (*Oakland Tribune* 2/1/1967). S&H traces its history back to 1896, when Michigan entrepreneurs Thomas A. Sperry and Shelly B. Hutchinson founded the firm as a trading stamp company. Typical of firms in its field, the company issued said stamps via promotions with allied retailers and offered merchandise in exchange for redeemed stamps. S&H initially processed redemptions through a catalog service, but later built a chain of dedicated redemption centers at which customers could make exchanges in-person. The popularity of Green Stamps and other competing lines of trading stamps peaked between the 1930s and 1960s, but began to decline in the 1970s (Jolley 2005; Kazek 2019). The S&H location on Sacramento Street was shuttered, and the building left vacant, by the time the property was canvassed for a 1968-1969 city directory (Ancestry 2011).

City directories show that, by 1970, the building had been repurposed as a Salvation Army thrift store (EDR 2020d). Founded in as a religious and charitable organization in the 1860s, the Salvation Army began operating second-hand clothing stores at the turn of the twentieth century. Such shops not only provided affordable clothing to immigrant customers, but also created jobs for poor and disabled employees who collected and repaired articles before they were resold. Like its competitor

Goodwill, the Salvation Army quickly expanded its thrift store chain on a national scale. Salvation Army thrift store locations multiplied to such a degree that, halfway through the Great Depression, the thrift store arm accounted for half the organization's yearly budget. The Salvation Army thrift store established at the subject property, opened during a boom time for thrift stores nationally. Amid the prosperity of the post-World War II era, such shops were stocked with second-hand goods donated at unprecedented rates by thriving American middle class (Waxman 2018). The subject property continued to house the Salvation Army location until at least as recently as 1987 (EDR 2020d).

In the years that followed, auto-related firms occupied the property. These included Los Amigos Auto Repair and North Bay Auto Registration (EDR 2020d). It is possible that the subject building's west-elevation loading bays were added during this period, given that their number and configuration seem more compatible with automotive services than a retail business.

NRHP Eligibility Evaluation of 2134-2136 Sacramento Street

As a result of this study, 2134-2136 Sacramento Street is recommended ineligible for listing in the NRHP under any applicable significance criteria. Constructed ca. 1966, the building housed several businesses, including an S&H Green Stamp redemption center, Salvation Army thrift store, and multiple automotive services firms. However, research conducted for this study suggests the property is an ordinary commercial property and is not particularly representative of, or significant to, Vallejo's post-World War II commercial development or the histories of retail trading stamp promotions, charitable second-hand merchandising, or automotive services. Further, available evidence did not suggest that the property is associated with any other important events significant in the history of the city region, state, or nation. It is, therefore, recommended ineligible for listing in the NRHP under Criterion A.

The subject property was historically associated with a variety of businesses, most notably the S&H Company and the Salvation Army. Research failed to uncover evidence that the building was strongly associated with any figures important to the establishment or operation of those businesses. Nor did this study find that the property is associated with any other individuals known to have made important contributions to the history of the city, region, state, or nation. As a result, the property is recommended ineligible for listing in the NRHP under Criterion B.

The subject building exhibits modest elements of Mid-Century Modern-style design, including a pronounced horizontal emphasis, low-pitched gabled roof, and a stack-bond brick embellishment. Despite these elements, the building is more utilitarian than modernistic in its design. The building is not a distinguished representative of any architectural style and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values. As a result, the subject property is recommended ineligible for listing in the NRHP under Criterion C for architectural merit.

The records search results and archival research conducted for this study failed to indicate that the subject property is likely to yield information important to history or prehistory. It is, therefore, recommended ineligible for listing in the NRHP under Criterion D. Based on the research conducted for this study, the subject property does not appear to contribute to any known or potential historic districts.

6 Findings and Recommendations

The cultural resources records search, Native American and interested party consultation, and field survey conducted for this study resulted in the identification of two historic-age buildings within the APE. Both were recorded and evaluated and found ineligible for listing in the NRHP therefore is not considered a historic property as defined by Section 106.

No archaeological resources were identified in the APE as a result of the cultural resources study. An assessment of archaeological sensitivity indicates that the APE contains a relatively low sensitivity for containing intact, subsurface archaeological deposits. The APE is on a relatively flat area adjacent to Austin Creek. Although the NWIC identified the area as having a moderate potential for prehistoric archaeological deposits, there are no known prehistoric resources within a 0.25-mile radius. In addition, the results of the SLF search and Native American outreach were negative. Prior to the construction of the extant buildings, the APE was undeveloped. As such, it is unlikely to contain historic period archaeological remains dating to the late 19th or early 20th century. Given the lack of reported prehistoric or historical archaeological remains within a quarter-mile radius of the APE and the developmental history of the APE, the property is not sensitive for archaeological resources.

Based on the information summarized in this cultural resources study, Rincon recommends a finding of *no historic properties affected* under Section. No further cultural resources work is recommended for the current undertaking.

Rincon presents the following measures as best management practices in the event of unanticipated discoveries of cultural resources during project development. The State Health and Safety Code concerning the discovery of human remains is also stated here.

Unanticipated Discovery of Cultural Resources

If cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology (National Park Service 1983) should be contacted immediately to evaluate the find. If the discovery proves to be significant under the National Historic Preservation Act, additional work such as data recovery excavation and Native American consultation may be warranted to mitigate any significant impacts/adverse effects.

Human Remains

The discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD has 48 hours from being granted site access to make recommendations for the disposition of the remains. If the

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MLD does not make recommendations within 48 hours, the land owner shall reinter the remains in an area of the property secure from subsequent disturbance.

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**City of Vallejo | Housing & Development Division
Permanent Supportive Housing Project**

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Vallejo Chamber of Commerce

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Appendix A

Records Search Results



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE

HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO

SAN FRANCISCO
SAN MATEO
SANTA CLATA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
http://www.sonoma.edu/nwic

ACCESS AGREEMENT SHORT FORM

File Number:

I, the the undersigned, have been granted access to historical resources information on file at the Northwest Information Center of the California Historical Resources Information System.

I understand that any CHRIS Confidential Information I receive shall not be disclosed to individuals who do not qualify for access to such information, as specified in Section III(A-E) of the CHRIS Information Center Rules of Operation Manual, or in publicly distributed documents without written consent of the Information Center Coordinator.

I agree to submit historical Resource Records and Reports based in part on the CHRIS information released under this Access Agreement to the Information Center within sixty (60) calendar days of completion.

I agree to pay for CHRIS services provided under this Access Agreement within sixty (60) calendar days of receipt of billing.

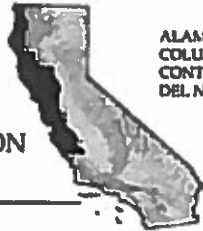
I understand that failure to comply with this Access Agreement shall be grounds for denial of access to CHRIS Information.

Print Name:	<input style="width: 95%;" type="text" value="Guy Ricca"/>	Date:	<input style="width: 95%;" type="text" value="12/19/2019"/>
Signature:	<input style="width: 100%;" type="text"/>		
Affiliation:	<input style="width: 100%;" type="text" value="SOL-City of Vallejo"/>		
Address:	<input style="width: 40%;" type="text"/>	City/State/ZIP:	<input style="width: 55%;" type="text"/>
Billing Address (if different from above):	<input style="width: 100%;" type="text"/>		
Special Billing Information	<input style="width: 100%;" type="text"/>		
Telephone:	<input style="width: 25%;" type="text" value="(707) 649-5417"/>	Email:	<input style="width: 70%;" type="text" value="Guy Ricca <Guy.Ricca@cityofvallejo.net>"/>
Purpose of Access:	<input style="width: 100%;" type="text" value="Project Planning"/>		
Reference (project name or number, title of study, and street address if applicable):	<input style="width: 100%;" type="text"/>		
	<input style="width: 100%;" type="text" value="2118 and 2134-36 Sacramento Street, Vallejo"/>		
County:	<input style="width: 15%;" type="text"/>	USGS 7.5' Quad:	<input style="width: 70%;" type="text"/>

Sonoma State University Customer ID:	<input style="width: 30%;" type="text"/>
Sonoma State University Invoice No.:	<input style="width: 30%;" type="text"/>
Total Cost:	<input style="width: 30%;" type="text" value="450"/>

This is not an invoice. Sonoma State University will send separate Invoice

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE

HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO

SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
<http://www.sonoma.edu/nwic>

December 19, 2019

NWIC File No.: 19-0981

Judy Shepard-Hall
Housing and Community Development Manager
City of Vallejo
200 Georgia Street
Vallejo, CA 94590

Re: Record search results for the proposed Permanent Supportive Housing Project (PSH Housing Project) at 2118 and 2134-36 Sacramento Street, Vallejo, CA.

Dear Judy Shepard-Hall:

Per your request received by our office on December 11, 2019, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Solano County. An Area of Potential Effects (APE) map was not provided; in lieu of this, the location map provided depicting the PSH Housing Project area will be used to conduct this records search. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

Review of this information indicates that there have been no cultural resource studies that cover the PSH Housing Project area. This PSH Housing Project area contains no recorded archaeological resources. The State Office of Historic Preservation Historic Property Directory (OHP HPD) (which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places) lists no recorded buildings or structures within the proposed PSH Housing Project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed PSH Housing Project area.

At the time of Euroamerican contact, the Native Americans that lived in the area were speakers of the Southern Patwin language, part of the Southern Wintuan language family (Kelly 1978:350, Kroeber 1932). There are no Native American resources in or adjacent to the proposed PSH Housing Project area referenced in the ethnographic

literature (Kelly 1978:350, Kroeber 1932, Nelson 1909).

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Solano County have been found in areas marginal to Mare Island and Carquinez Straits, as well as inland near intermittent and perennial watercourses, near ecotones, and near the base of hills. The project area contains flat valley lands immediately adjacent to Austin Creek. Given the similarity of one or more of these environmental factors, there is a moderate potential for unrecorded Native American resources to be within the proposed PSH Housing Project area.

Review of historical literature and maps gave no indication of historic-period activity within the PSH Housing Project area. With this in mind, there is a low potential for unrecorded historic-period archaeological resources to be within the proposed PSH Housing Project area.

The 1959 (photorevised 1980) Mare Island USGS 7.5-minute topographic quadrangle depicts two post-1959 buildings or structures within the PSH Housing Project area. These unrecorded buildings or structures may meet the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

RECOMMENDATIONS:

1) There is a moderate potential for Native American archaeological resources and a low potential for historic-period archaeological resources to be within the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

2) Our research indicates that there are two unrecorded buildings or structures that may meet the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value. Therefore, it is recommended that the agency responsible for Section 106 compliance consult with the Office of Historic Preservation regarding potential impacts to these buildings or structures:

Project Review and Compliance Unit
Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816
(916) 445-7000

3) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

4) We recommend the lead agency contact the local Native American tribes regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at (916)373-3710.

5) If archaeological resources are encountered during construction, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

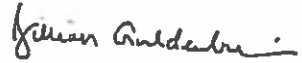
6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: http://ohp.parks.ca.gov/default.asp?page_id=1069.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,

A handwritten signature in black ink, appearing to read "Jillian Guldenbrein". The signature is written in a cursive style with a horizontal line at the end.

Jillian Guldenbrein
Researcher

LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

General Land Office

1863, 1923 Survey Plats for Township 3 North/Range 4 West.

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair

1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, revised by William N. Abeloe

1966 *Historic Spots in California*. Third Edition. Stanford University Press, Stanford, CA.

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1990 *Historic Spots in California*. Fourth Edition. Stanford University Press, Stanford, CA.

Johnson, Patti J.

1978 Patwin. In *California*, edited by Robert F. Heizer, pp. 350-360. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

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1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976)

1932 *The Patwin and their Neighbors*. University of California Publications in American Archaeology and Ethnology 35(2):15-22. University of California Press, Berkeley. (Reprint by Kraus Reprint Corp., New York, 1965)

Milliken, Randall

1995 *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Anthropological Papers No. 43, Menlo Park, CA.

Nichols, Donald R., and Nancy A. Wright

1971 Preliminary Map of Historic Margins of Marshland, San Francisco Bay, California. U.S. Geological Survey Open File Map. U.S. Department of the Interior, Geological Survey in cooperation with the U.S. Department of Housing and Urban Development, Washington, D.C.

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1988 *Discover Historic California*. Gem Guides Book Co., Pico Rivera, CA.

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1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Department of Parks and Recreation and Office of Historic Preservation
1988 *Five Views: An Ethnic Sites Survey for California*. State of California Department of Parks and Recreation and Office of Historic Preservation, Sacramento.

State of California Office of Historic Preservation **
2012 *Historic Properties Directory*. Listing by City (through April 2012). State of California Office of Historic Preservation, Sacramento.

Williams, James C.
1997 *Energy and the Making of Modern California*. The University of Akron Press, Akron, OH.

Woodbridge, Sally B.
1988 *California Architecture: Historic American Buildings Survey*. Chronicle Books, San Francisco, CA.

Works Progress Administration
1984 *The WPA Guide to California*. Reprint by Pantheon Books, New York. (Originally published as *California: A Guide to the Golden State in 1939* by Books, Inc., distributed by Hastings House Publishers, New York.)

**Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-48-001601		Resource Name - T-Mobile West, LLC Candidate BA20056A (BA0056 Vallejo Plaza); Other - Planet Fitness	Building	Historic	HP06	2015 (K.A. Crawford, Crawford Historic Services)	S-047926

Appendix B

Summary of Native American Consultation



Rincon Consultants, Inc.

449 15th Street, Suite 303
Oakland, California 94612

510 834 4455 OFFICE AND FAX

info@rinconconsultants.com
www.rinconconsultants.com

Sacred Lands File & Native American Contacts List Request
Native American Heritage Commission
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691
(916) 373-3710
(916) 373-5471 – Fax
nahc@nahc.ca.gov

Information below is required for a Sacred Lands File Search

Project Title: Permanent Supportive Housing Project

County: Solano

USGS Quadrangle Name: Mare Island

Township: 03N Range: 04W Sections: 12

Contact Person: Courtney Montgomery

Company/Firm/Agency: Rincon Consultants, Inc.

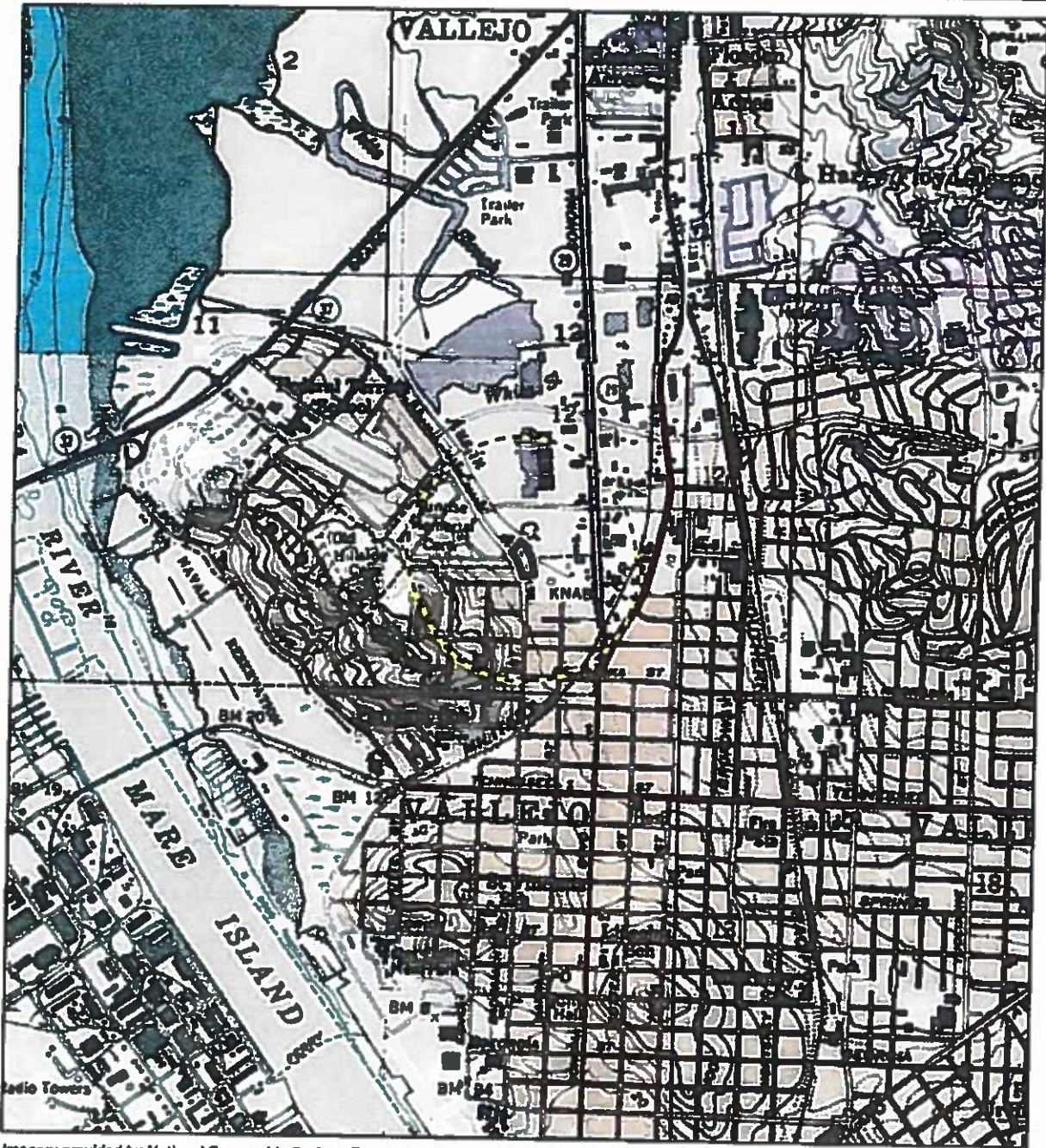
Street Address: 7080 N. Whitney Avenue, Suite 101

City: Fresno Zip: 93720

Phone: (559) 558-5875 Email: cmontgomery@rinconconsultants.com

Project Description: The proposed project consists of the demolition of existing buildings and the construction of new apartment units. The project is located at 2118 and 2134-36 Sacramento Street and encompasses Assessor's Parcel Numbers (APNs) 0051-190-390 and 0051-080-540. The project parcels currently contain two extant buildings.

Figure 1



Imagery provided by National Geographic Society, Esri and its licensors © 2020. Mare Island Quadrangle. T03N R04W S12. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.

-  Quarter-Mile Buffer
-  Area of Potential Effects



0 1,000 2,000 Feet

0 250 500 Meters

1:24,000

Permanent Supportive Housing

**NATIVE AMERICAN HERITAGE COMMISSION**

January 30, 2020

Courtney Montgomery, Archaeologist
Rincon Consultants, Inc.Via Email to: cmontgomery@rinconconsultants.com**Re: Permanent Supportive Housing Project, Solano County**

Dear Ms. Montgomery:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Sarah.Fonseca@nahc.ca.gov.

Sincerely,

Sarah Fonseca
Associate Governmental Program Analyst

Attachment

CHAIRPERSON
Laura Miranda
LuiseñoVICE CHAIRPERSON
Reginald Pagaling
ChumashSECRETARY
Marti Lopez-Keller
LuiseñoPARLIAMENTARIAN
Russell Attebery
KarukCOMMISSIONER
Marshall McKay
WintunCOMMISSIONER
William Mungary
Paiute/White Mountain
ApacheCOMMISSIONER
Joseph Myers
PomoCOMMISSIONER
Julie Tumamait-
Stenslie
ChumashCOMMISSIONER
[Vacant]EXECUTIVE SECRETARY
Christina Sneider
PomoNAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

**Native American Heritage Commission
Native American Contacts List
January 30, 2020**

Cortina Rancheria - Kletsel Dehe Band of Wintun Indians
Charlie Wright, Chairperson
P.O. Box 1630 Wintun / Patwin
Williams CA 95987
(530) 473-3274 Office
(530) 473-3301 Fax

The Confederated Villages of Lisjan
Corrina Gould, Chairperson
10926 Edes Avenue Ohlone/Costanoan
Oakland CA 94603
corrinagould@gmail.com
(510) 575-8408

United Auburn Indian Community of the Auburn Rancheria
Gene Whitehouse, Chairperson
10720 Indian Hill Road Maidu
Auburn CA 95603 Miwok
wguth@auburnrancheria.com
(530) 883-2390 Office
(530) 883-2380 Fax

Yocha Dehe Wintun Nation
Anthony Roberts, Chairperson
P.O. Box 18 Wintun (Patwin)
Brooks CA 95606
aroberts@yochadehe-nsn.gov
(530) 796-3400
(530) 796-2143 Fax

This list is current as of the date of this document and is based on the information available to the Commission on the date it was produced.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code, or Section 5097.98 of the Public Resources Code.

**This list is only applicable for contacting local Native Americans Tribes for the proposed:
Permanent Supportive Housing Project, Solano County.**



Rincon Consultants, Inc.

449 15th Street, Suite 303
Oakland, California 94612

510 834 4455 OFFICE

info@rinconconsultants.com
www.rinconconsultants.com

January 29, 2020

Cortina Rancheria – Kletsel Dehe Band of Wintun Indians
Charlie Wright, Chairperson
P.O. Box 1630
Williams, CA 95987

Subject: Cultural Resources Technical Study for 2118 and 2134-36 Sacramento Street (Permanent Supportive Housing Project), 5 Midway Street (Homeless Navigation Center), and 759 Sonoma Boulevard (Sonoma Estates Project) Projects, Vallejo, Solano County, California

Dear Chairperson Wright,

Rincon Consultants, Inc. (Rincon) has been retained to complete a Cultural Resources Technical Study for three City of Vallejo projects, including: Permanent Supporting Housing Projects at 2118 and 2134-36 Sacramento Street, the Homeless Navigation Center at 5 Midway Street, and the Sonoma Estates Project at 759 Sonoma Boulevard. Each of these projects will be funded by the Department of Housing and Urban Development and are therefore subject to Section 106 of the National Historic Preservation Act.

The Permanent Supporting Housing Project consists of the demolition of existing buildings and the construction of new apartment units. The project is located at 2118 and 2134-36 Sacramento Street and encompasses Assessor's Parcel Numbers (APNs) 0051-190-390 and 0051-080-540 (see attached Figure 1). The project parcels currently contain two extant buildings.

The Homeless Navigation Center Project consists the construction of a navigation center. The project is located at 5 Midway Street and encompasses APN 0058-100-007 (see attached Figure 2). The project parcel is currently vacant.

The Sonoma Estates Project consists the construction of new housing units. The project is located at 759 Sonoma Boulevard and encompasses APN 0061-051-010 (see attached Figure 3). The project parcel is currently vacant.

As part of the process of identifying cultural resources issues for this project, Rincon anticipates contacting the Native American Heritage Commission (NAHC) and requested a Sacred Lands File (SLF) search and a list of Native American tribal organizations and individuals who may have knowledge of sensitive cultural resources in or near the project area. Rincon has yet to receive results of the SLF search. This letter serves to inform you of our understanding of the project, and to inquire about your knowledge of potential cultural resources that may be impacted by this project.

If you have knowledge or concerns about cultural resources that may exist within or near the project site, please contact me at 916-706-1374, extension 230, or at hhaas@rinconconsultants.com. Thank you for your assistance.



Rincon Consultants, Inc.

449 15th Street, Suite 303
Oakland, California 94612

510 834 4455 OFFICE

info@rinconconsultants.com
www.rinconconsultants.com

Sincerely,
Rincon Consultants, Inc.

A handwritten signature in cursive script that reads "Hannah Haas".

Hannah Haas, M.A., RPA
Archaeologist

Enclosed: Figures 1, 2, and 3 (Project Location Maps)



Rincon Consultants, Inc.

449 15th Street, Suite 303
Oakland, California 94612

510 834 4455 OFFICE

info@rinconconsultants.com
www.rinconconsultants.com

January 29, 2020

The Confederated Villages of Lisjan
Corrina Gould, Chairperson
10926 Edes Avenue
Oakland, CA 94603

Subject: Cultural Resources Technical Study for 2118 and 2134-36 Sacramento Street (Permanent Supportive Housing Project), 5 Midway Street (Homeless Navigation Center), and 759 Sonoma Boulevard (Sonoma Estates Project) Projects, Vallejo, Solano County, California

Dear Chairperson Gould,

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Rincon Consultants, Inc.

**449 15th Street, Suite 303
Oakland, California 94612**

510 834 4455 OFFICE

**info@rinconconsultants.com
www.rinconconsultants.com**

**Sincerely,
Rincon Consultants, Inc.**

A handwritten signature in cursive script that reads "Hannah Haas".

**Hannah Haas, M.A., RPA
Archaeologist**

Enclosed: Figures 1, 2, and 3 (Project Location Maps)



Rincon Consultants, Inc.

449 15th Street, Suite 303
Oakland, California 94612

510 834 4455 OFFICE

info@rinconconsultants.com
www.rinconconsultants.com

January 29, 2020

United Auburn Indian Community of the Auburn Rancheria
Gene Whitehouse, Chairperson
10720 Indian Hill Road
Auburn, CA 95603

Subject: Cultural Resources Technical Study for 2118 and 2134-36 Sacramento Street (Permanent Supportive Housing Project), 5 Midway Street (Homeless Navigation Center), and 759 Sonoma Boulevard (Sonoma Estates Project) Projects, Vallejo, Solano County, California

Dear Chairperson Whitehouse,

Rincon Consultants, Inc. (Rincon) has been retained to complete a Cultural Resources Technical Study for three City of Vallejo projects, including: Permanent Supporting Housing Projects at 2118 and 2134-36 Sacramento Street, the Homeless Navigation Center at 5 Midway Street, and the Sonoma Estates Project at 759 Sonoma Boulevard. Each of these projects will be funded by the Department of Housing and Urban Development and are therefore subject to Section 106 of the National Historic Preservation Act.

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The Sonoma Estates Project consists the construction of new housing units. The project is located at 759 Sonoma Boulevard and encompasses APN 0061-051-010 (see attached Figure 3). The project parcel is currently vacant.

As part of the process of identifying cultural resources issues for this project, Rincon anticipates contacting the Native American Heritage Commission (NAHC) and requested a Sacred Lands File (SLF) search and a list of Native American tribal organizations and individuals who may have knowledge of sensitive cultural resources in or near the project area. Rincon has yet to receive results of the SLF search. This letter serves to inform you of our understanding of the project, and to inquire about your knowledge of potential cultural resources that may be impacted by this project.

If you have knowledge or concerns about cultural resources that may exist within or near the project site, please contact me at 916-706-1374, extension 230, or at hhaas@rinconconsultants.com. Thank you for your assistance.



Rincon Consultants, Inc.

449 15th Street, Suite 303
Oakland, California 94612

510 834 4455 OFFICE

info@rinconconsultants.com
www.rinconconsultants.com

Sincerely,
Rincon Consultants, Inc.

A handwritten signature in cursive script that reads "Hannah Haas".

Hannah Haas, M.A., RPA
Archaeologist

Enclosed: Figures 1, 2, and 3 (Project Location Maps)



Rincon Consultants, Inc.

449 15th Street, Suite 303
Oakland, California 94612

510 834 4455 OFFICE

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www.rinconconsultants.com

January 29, 2020

Yocha Dehe Wintun Nation
Anthony Roberts, Chairperson
P.O. Box 18
Brooks, CA 95606

Subject: Cultural Resources Technical Study for 2118 and 2134-36 Sacramento Street (Permanent Supportive Housing Project), 5 Midway Street (Homeless Navigation Center), and 759 Sonoma Boulevard (Sonoma Estates Project) Projects, Vallejo, Solano County, California

Dear Chairperson Roberts,

Rincon Consultants, Inc. (Rincon) has been retained to complete a Cultural Resources Technical Study for three City of Vallejo projects, including: Permanent Supporting Housing Projects at 2118 and 2134-36 Sacramento Street, the Homeless Navigation Center at 5 Midway Street, and the Sonoma Estates Project at 759 Sonoma Boulevard. Each of these projects will be funded by the Department of Housing and Urban Development and are therefore subject to Section 106 of the National Historic Preservation Act.

The Permanent Supporting Housing Project consists of the demolition of existing buildings and the construction of new apartment units. The project is located at 2118 and 2134-36 Sacramento Street and encompasses Assessor's Parcel Numbers (APNs) 0051-190-390 and 0051-080-540 (see attached Figure 1). The project parcels currently contain two extant buildings.

The Homeless Navigation Center Project consists the construction of a navigation center. The project is located at 5 Midway Street and encompasses APN 0058-100-007 (see attached Figure 2). The project parcel is currently vacant.

The Sonoma Estates Project consists the construction of new housing units. The project is located at 759 Sonoma Boulevard and encompasses APN 0061-051-010 (see attached Figure 3). The project parcel is currently vacant.

As part of the process of identifying cultural resources issues for this project, Rincon anticipates contacting the Native American Heritage Commission (NAHC) and requested a Sacred Lands File (SLF) search and a list of Native American tribal organizations and individuals who may have knowledge of sensitive cultural resources in or near the project area. Rincon has yet to receive results of the SLF search. This letter serves to inform you of our understanding of the project, and to inquire about your knowledge of potential cultural resources that may be impacted by this project.

If you have knowledge or concerns about cultural resources that may exist within or near the project site, please contact me at 916-706-1374, extension 230, or at hhaas@rinconconsultants.com. Thank you for your assistance.



Rincon Consultants, Inc.

**449 15th Street, Suite 303
Oakland, California 94612**

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www.rinconconsultants.com**

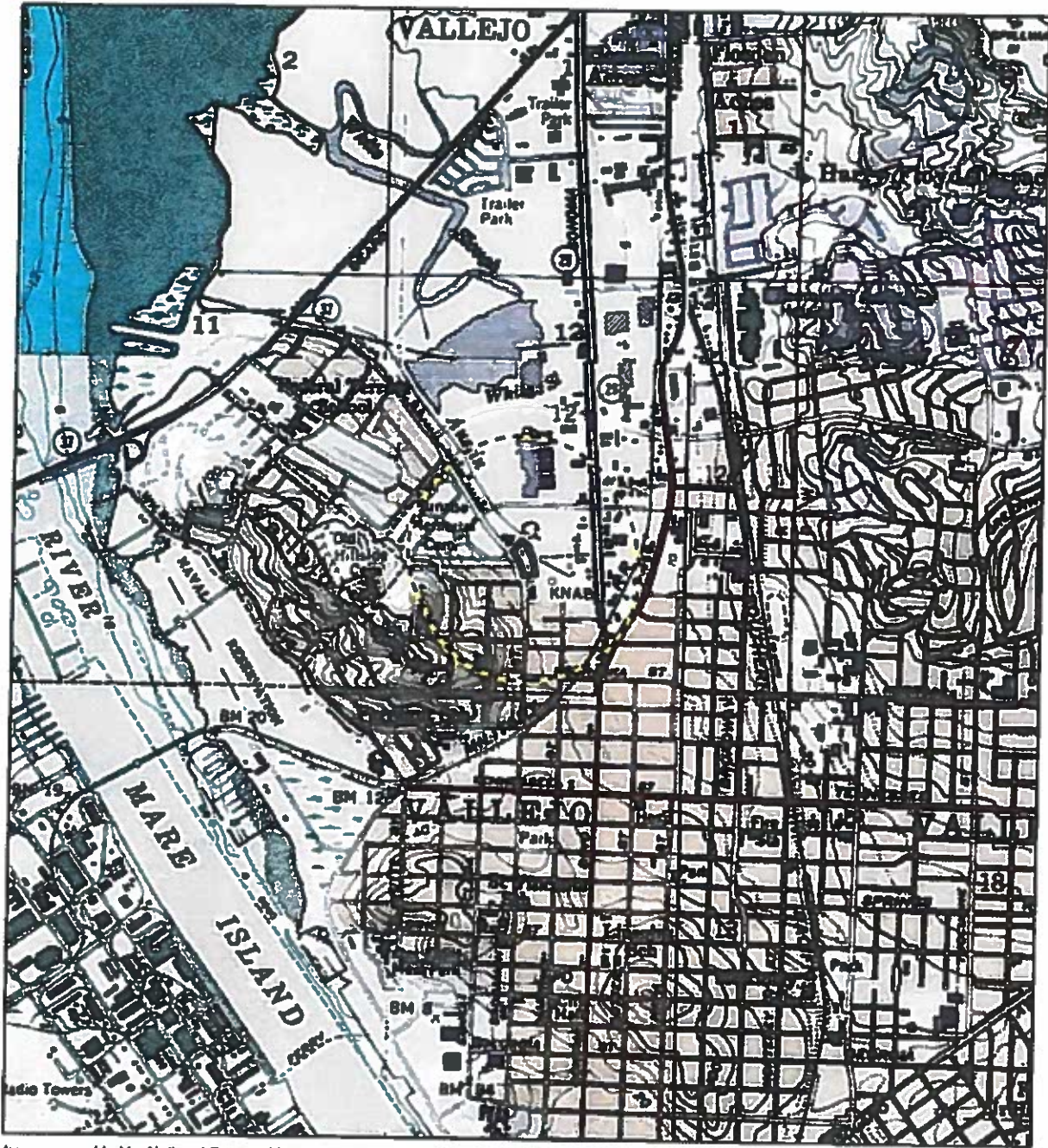
**Sincerely,
Rincon Consultants, Inc.**

A handwritten signature in cursive script that reads "Hannah Haas".


**Hannah Haas, M.A., RPA
Archaeologist**

Enclosed: Figures 1, 2, and 3 (Project Location Maps)

Figure 1



Imagery provided by National Geographic Society, Esri and its licensors © 2020, Mare Island Quadrangle, T03N R04W S12. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.

-  Quarter-Mile Buffer
-  Area of Potential Effects



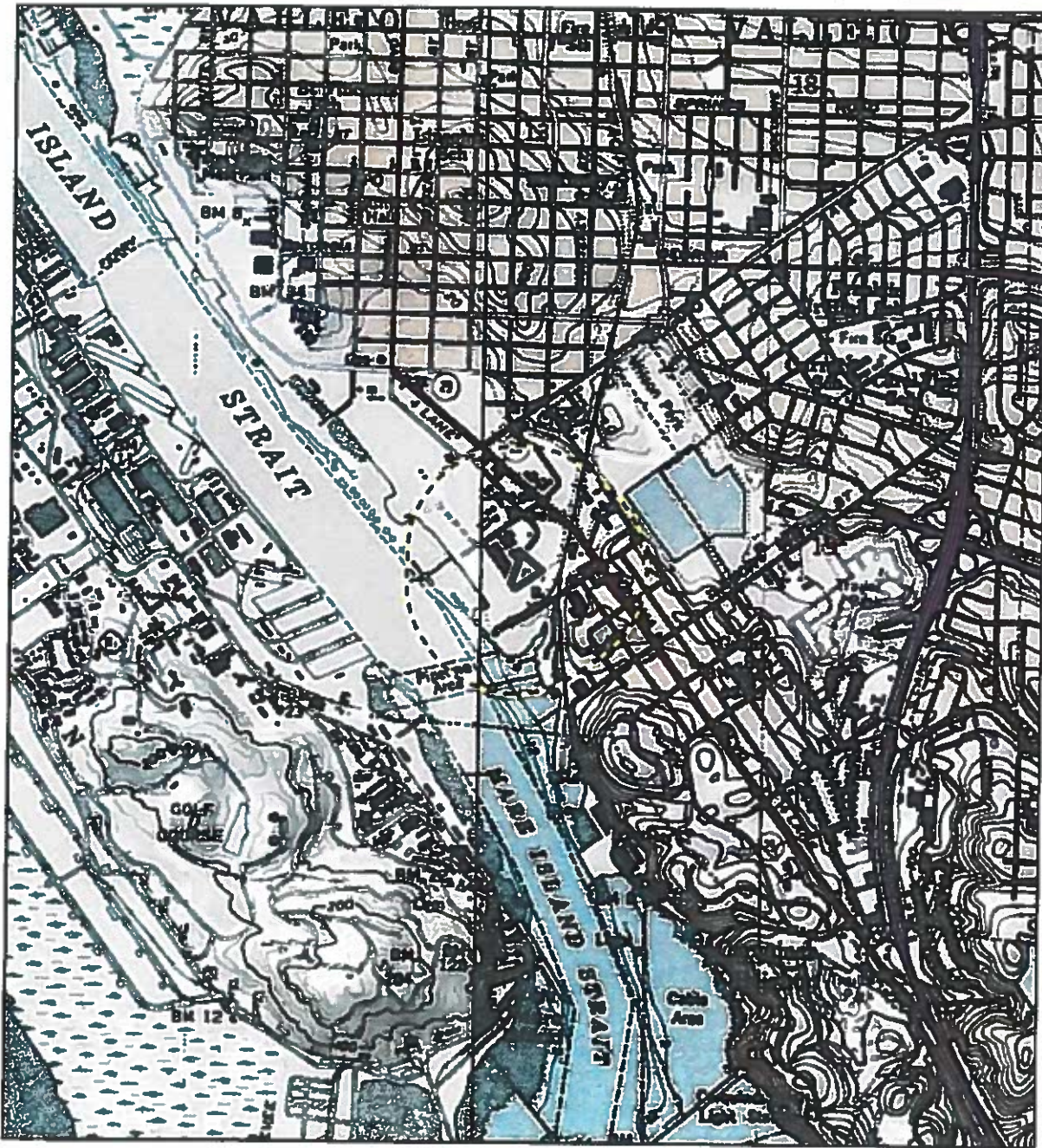
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Permanent Supportive Housing

Figure 2



Imagery provided by National Geographic Society, Esri and its licensors © 2020. Marin Headlands and Benicia Quadrangles. T03N R04W S24 & T03N R03W S19. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.

-  Quarter-Mile Buffer
-  Area of Potential Effects



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Homeless Navigation Center



Figure 3



Imagery provided by National Geographic Society, Esri and its licensors © 2020. Benicia Quadrangle, T03N R04W S24 & T03N R03W S19. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.

-  Quarter-Mile Buffer
-  Area of Potential Effects



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Sonoma States



Rincon Consultants, Inc.



Housing and Community Development Division • 200 Georgia Street • Vallejo • CA • 94590 • 707.648.4507

December 11, 2019

Marilyn Delgado, Director of Cultural Resources
Yocha Dehe Cultural Resources
Yocha Dehe Wintun Nation
P. O. Box 18
Brooks, CA 95606

SUBJECT: City of Vallejo Environmental Review – Proposed Construction of Permanent Supportive Housing

Dear Ms. Delgado:

The City of Vallejo hereby notifies you that a project has been proposed in a geographic area that may have been traditionally and culturally affiliated with the Yocha Dehe Wintun Nation. A detailed project description is provided below. I am also including an aerial map, and an existing boundary survey, for your review. State law under Assembly Bill 52 (Public Resources Code Section 21080.3.1) allows California Native American tribes 30 days to request consultation regarding possible significant effects that implementation of the proposed project may have on tribal cultural resources. The request must be in writing to the City of Vallejo and must identify a lead contact person. The City of Vallejo will begin the consultation process within 30 days of receiving the tribe's request for consultation. The consultation may include a discussion concerning the type of environmental review necessary for the project, the significance of the project's impacts on tribal cultural resources and, if necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend.

Project Description – The proposed project, located at 2118 and 2134-36 Sacramento Street, Vallejo, involves a permanent supportive housing development for homeless individuals and families with 74 permanent supportive housing units and one onsite manager's unit for 75 total units, along with support services and amenities. This site was purchased by the City of Vallejo from a private owner in December, 2017. The City intends to complete this development through working with its partner, Eden Housing. The development will include a gross building area of 59,866 square feet, with a total building height of 52½ feet at four stories. The ground floor will contain facilities with supportive services functions, such as offices, a group counseling room, a community room with a kitchen, laundry room, bicycle storage, computer lab, and mailroom. The 75 residential units will be located on the second, third, and fourth floors, and consist of the following: 51 studios, eighteen one-bedroom units, and six two-bedroom units. The onsite manager's unit will be a two-bedroom unit. The project will also include: landscape frontage improvements and primary access along Sacramento Street; 13,275 square feet of common open space for the residents; and 35 vehicle parking spaces. Two vacant one-story structures and surface parking characterize the project site, which will be demolished as part of the project.

The City is in the process of completing an historical review of the proposed site for the Permanent Supportive Housing Project. However, should this project proceed and if, in the course of the project, archaeological features, such as concentrations of artifacts or culturally modified soils deposits including trash pits older than 50 years of age are discovered at any time during grading, scraping, or excavation within the property, all work shall be halted in the vicinity of the find, the City's Planning Division shall be notified, and a qualified archaeologist shall be contacted immediately to make an evaluation. If warranted by the concentration of artifacts or soils deposits, further work in the discovery area shall be monitored by an archaeologist.

If human remains are encountered during grading, demolition, or any future construction, all work shall stop in the immediate vicinity of the discovered remains and both the County Coroner and a qualified archaeologist shall be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Coroner shall contact the Native American Heritage Commission so that a "Most Likely Descendant" can be designated.

The consultation does not limit the ability of the tribe to submit information to the City of Vallejo regarding the significance of the tribal cultural resources, the significance of the project's impact on tribal cultural resources, or any appropriate measures to mitigate the potential impacts. If you wish to submit information informally, written comments may be sent to my attention at: Housing and Community Development Division, City of Vallejo, 200 Georgia Street, Vallejo, CA 94590, (707) 649-5417. General comments may also be submitted to me via email at Guy.Ricca@cityofvallejo.net; however, transmittal of confidential information, such as the specific location of a cultural resource, is not recommended. In such instances, please notify the City of Vallejo via formal letter, in person, or by telephone, as the confidentiality of information transmitted via email cannot be ensured.

Please feel free to contact me if you have any questions concerning this proposed project, or what is being requested in this letter.

Sincerely,



GUY L. RICCA

Temporary Senior Community Development Analyst

cc: Judy Shepard-Hall, Housing and Community Development Manager

Appendix C

Interested Party Consultation



Rincon Consultants, Inc.

448 15th Street, Suite 303
Oakland, California 94612

510 834 4455 OFFICE

info@rinconconsultants.com
www.rinconconsultants.com

January 29, 2020

Rincon Project No: 20-09218

Vallejo Architectural Heritage Foundation
P.O. Box 1129
Vallejo, CA 94590

Subject: Interested Party Consultation for Three HUD Projects in Vallejo, Solano County, CA

To Whom it May Concern:

Rincon Consultants, Inc. (Rincon) has been retained to complete cultural resources studies for three projects funded by Housing and Urban Development (HUD) in the City of Vallejo (proposed undertakings). These include the following:

- Permanent Supportive Housing Project – which involves the demolition of two existing buildings built in the 1960s, and construction of new apartments at 2118 and 2134-2136 Sacramento Street (APNs 0051-190-390 and 0051-080-540).
- Homeless Navigation Center - which involves the construction of a navigation center at 5 Midway Street (APN 0058-100-070).
- Sonoma Estates Project – which involves the construction of new housing on a vacant lot at 759 Sonoma Boulevard (APN 0061-051-010).

The proposed undertakings will be completed in part using federal funding administered by the U.S. Department of Housing and Urban Development (HUD); they are therefore subject to Section 106 of the National Historic Preservation Act (NHPA). In support of this, Rincon is consulting with potentially interested parties to request input on potential or known historic resources or other cultural resources in the project area or vicinity. We are in the initial phase, "identify[ing] historic properties potentially affected by the undertaking" (36 Code of Federal Regulations Part 800.1) and are writing to provide you with an opportunity to be involved in the Section 106 process as a consulting party. If you or your organization has any knowledge of, or specific concerns regarding cultural resources in the area of the undertaking, please respond by telephone at 805-644-4455 ext. 76 or by email to szgurrola@rinconconsultants.com.

Thank you for your assistance.

Sincerely,
Rincon Consultants, Inc.

A handwritten signature in black ink, appearing to read "Susan Zamudio-Gurrola". The signature is fluid and cursive.

Susan Zamudio-Gurrola, MHP
Architectural Historian

Enclosure: *Project Location Map*



Rincon Consultants, Inc.

448 15th Street, Suite 303
Oakland, California 94612

510 834 4455 OFFICE

info@rinconconsultants.com
www.rinconconsultants.com

January 29, 2020

Rincon Project No: 20-09218

Vallejo Naval & Historical Museum
734 Marin Street
Vallejo, CA 94590

Subject: Interested Party Consultation for Three HUD Projects in Vallejo, Solano County, CA

To Whom It May Concern:

Rincon Consultants, Inc. (Rincon) has been retained to complete cultural resources studies for three projects funded by Housing and Urban Development (HUD) in the City of Vallejo (proposed undertakings). These include the following:

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Susan Zamudio-Gurrola, MHP
Architectural Historian

Enclosure: *Project Location Map*



Rincon Consultants, Inc.

**449 15th Street, Suite 303
Oakland, California 94612**

510 834 4455 OFFICE

**info@rinconconsultants.com
www.rinconconsultants.com**

January 29, 2020

Rincon Project No: 20-09218

**Solano County Historical Society
P.O. Box 3009
Fairfield, CA 94533-0309**

Subject: Interested Party Consultation for Three HUD Projects in Vallejo, Solano County, CA

To Whom it May Concern:

Rincon Consultants, Inc. (Rincon) has been retained to complete cultural resources studies for three projects funded by Housing and Urban Development (HUD) in the City of Vallejo (proposed undertakings). These include the following:

- **Permanent Supportive Housing Project – which involves the demolition of two existing buildings built in the 1960s, and construction of new apartments at 2118 and 2134-2136 Sacramento Street (APNs 0051-190-390 and 0051-080-540).**
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Thank you for your assistance.

**Sincerely,
Rincon Consultants, Inc.**

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**Susan Zamudio-Gurrola, MHP
Architectural Historian**

Enclosure: Project Location Map



Rincon Consultants, Inc.

**449 15th Street, Suite 303
Oakland, California 94612**

510 834 4455 OFFICE

**info@rinconconsultants.com
www.rinconconsultants.com**

January 30, 2020

Rincon Project No: 20-09218

**Aaron Sage, AICP, Principal Planner
City of Vallejo Planning Division
555 Santa Clara Street (Second Floor)
Vallejo, California 94590**

Subject: Interested Party Consultation for Three HUD Projects in Vallejo, Solano County, CA

Dear Mr. Sage:

Rincon Consultants, Inc. (Rincon) has been retained to complete cultural resources studies for three projects funded by Housing and Urban Development (HUD) in the City of Vallejo (proposed undertakings). These include the following:

- **Permanent Supportive Housing Project – which involves the demolition of two existing buildings built in the 1960s, and construction of new apartments at 2118 and 2134-2136 Sacramento Street (APNs 0051-190-390 and 0051-080-540).**
- **Homeless Navigation Center - which involves the construction of a navigation center at 5 Midway Street (APN 0058-100-070).**
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Thank you for your assistance.

Sincerely,
Rincon Consultants, Inc.

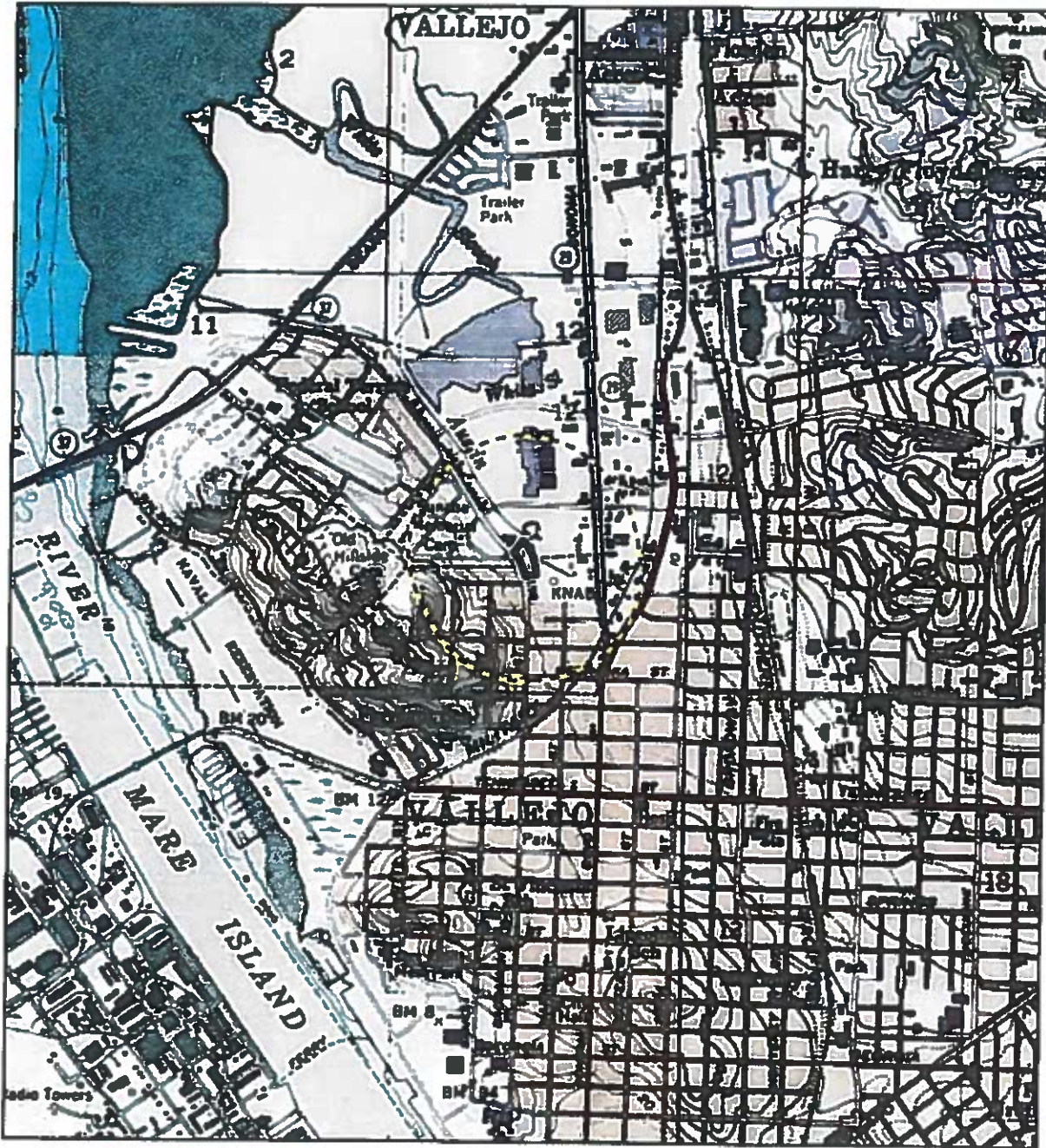


City of Vallejo
Three HUD Projects in Vallejo, California


Susan Zamudio-Gurrola, MHP
Architectural Historian

Enclosure: *Project Location Map*

Figure 1



Imagery provided by National Geographic Society, Esri and its licensors © 2020. Mare Island Quadrangle. T03N R04W S12. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.

-  Quarter-Mile Buffer
-  Area of Potential Effects



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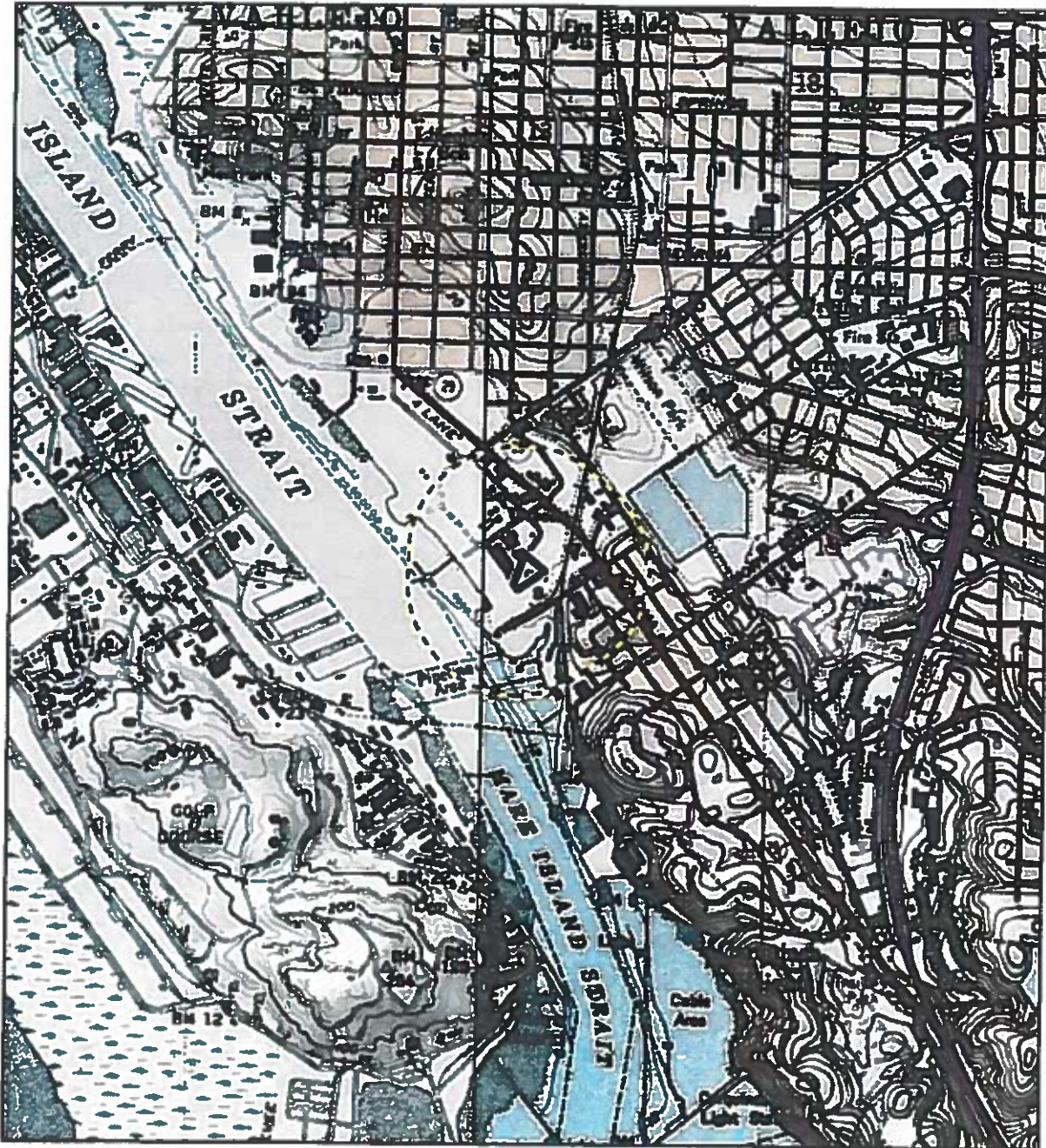
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Permanent Supportive Housing



Figure 2



Imagery provided by National Geographic Society, Esri and its licensors © 2020. Mare Island and Benicia Quadrangles, T03N R04W S24 & T03N R03W S19. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.

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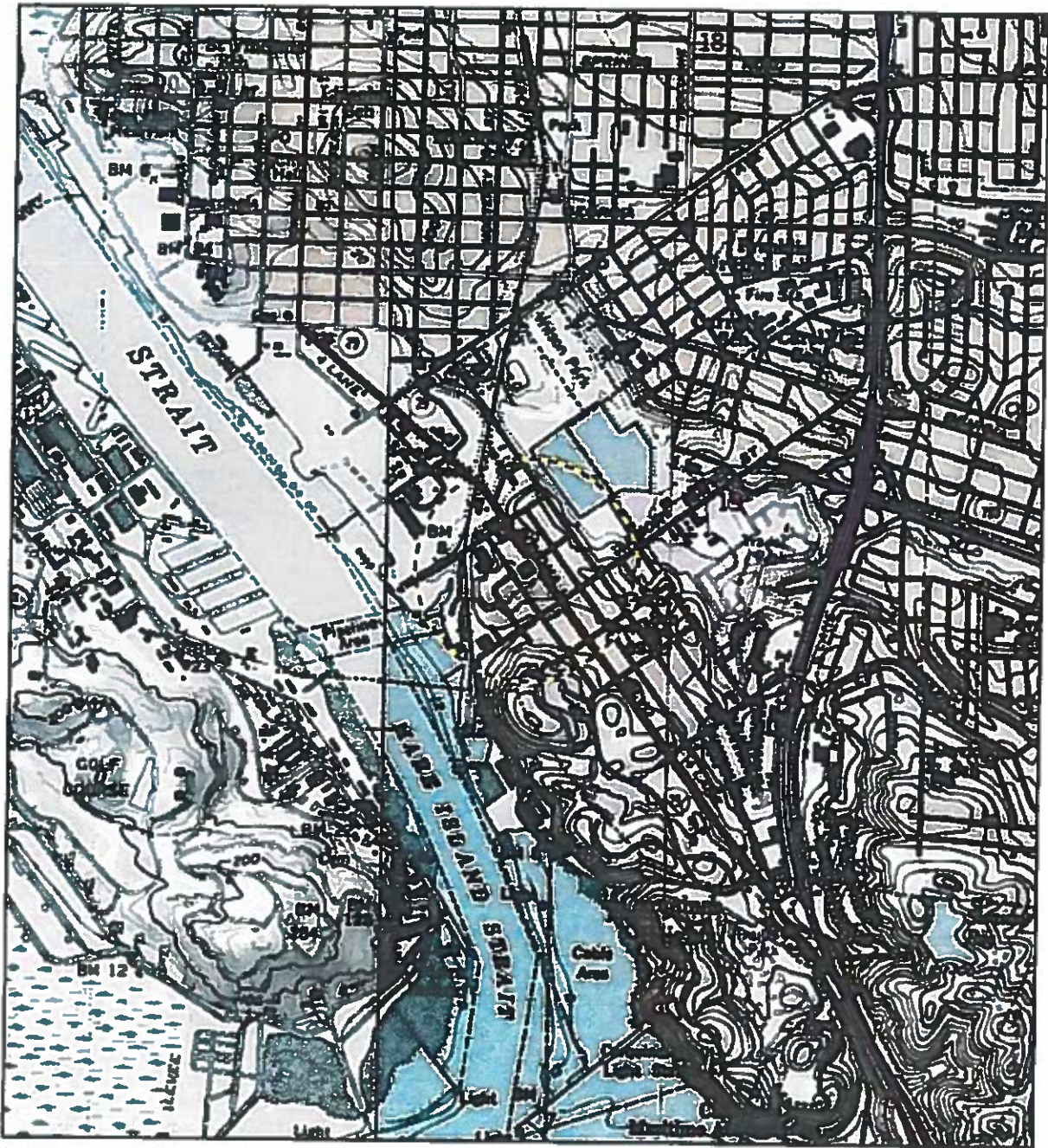
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Homeless Navigation Center



Figure 3



Imagery provided by National Geographic Society, Esri and its licensors © 2020. Benicia Quadrangle, T03N R04W S24 & T03N R03W S19. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.

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Sonoma States



Rincon Consultants, Inc.

Appendix D

DPR Forms

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or #: 2118 Sacramento Street

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County: Los Angeles

*b. USGS 7.5' Quad: Benicia Date: 2015 Township 3N, Range 4W, Section: none

c. Address: 2118 Sacramento Street

City: Vallejo

M.D.B.M.

Zip: 94590

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 0051-190-390

***P3a. Description:**

The property at 2118 Sacramento Street contains a one-story commercial office building with minimal Mid-Century Modern-style details. The building is irregular in plan, sits on a concrete foundation, and is capped with a flat roof partially concealed by a parapet. Its wood-frame structural system is enveloped with walls of a variety of materials including, rough stucco, wood paneling, and stack-bond Roman bricks. Windows punctuate the north and west elevations and include non-original vinyl sashes in several configurations. Variations in the texture of the stucco cladding suggest some of the window openings were altered or created anew to accommodate the existing sashes. Entrances are located on the west (main) and south elevations and include a non-original glazed wood door and roll-up metal garage doors. An exterior covered walkway with a combination of metal and wood supports traces the most of the front elevation and terminates at the side-facing front door. It is separated from the building's exterior by a landscaped area planted with small palms and flowering shrubs. Architectural elements indicating a Mid-Century Modern influence include the Roman brick cladding, horizontal emphasis, and an overall lack of ornament. Alterations include the aforementioned door and window replacements and the disengagement of the walkway shelter from the exterior wall and addition of new wood post supports. Visual inspection also suggests the loading bay doors on south elevation may not be original.

An asphalt-paved parking lot occupies the south end of the parcel, while much of the north end is undeveloped and overgrown with grass. Additional landscaping on the generally level parcel consists of scattered shrubs. Circular, concrete planters are spaced evenly across a portion of the property's frontage.

*P3b. Resources Attributes: HP6. 1-3 story building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

South and west elevations; camera facing north.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

ca. 1958 (EDR 2020a; 2020b)

*P7. Owner and Address:

City of Vallejo
Housing & Community Development Division
200 Georgia Street
Vallejo, California 94590

*P8. Recorded by:

James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

*P9. Date Recorded:

May 28, 2019

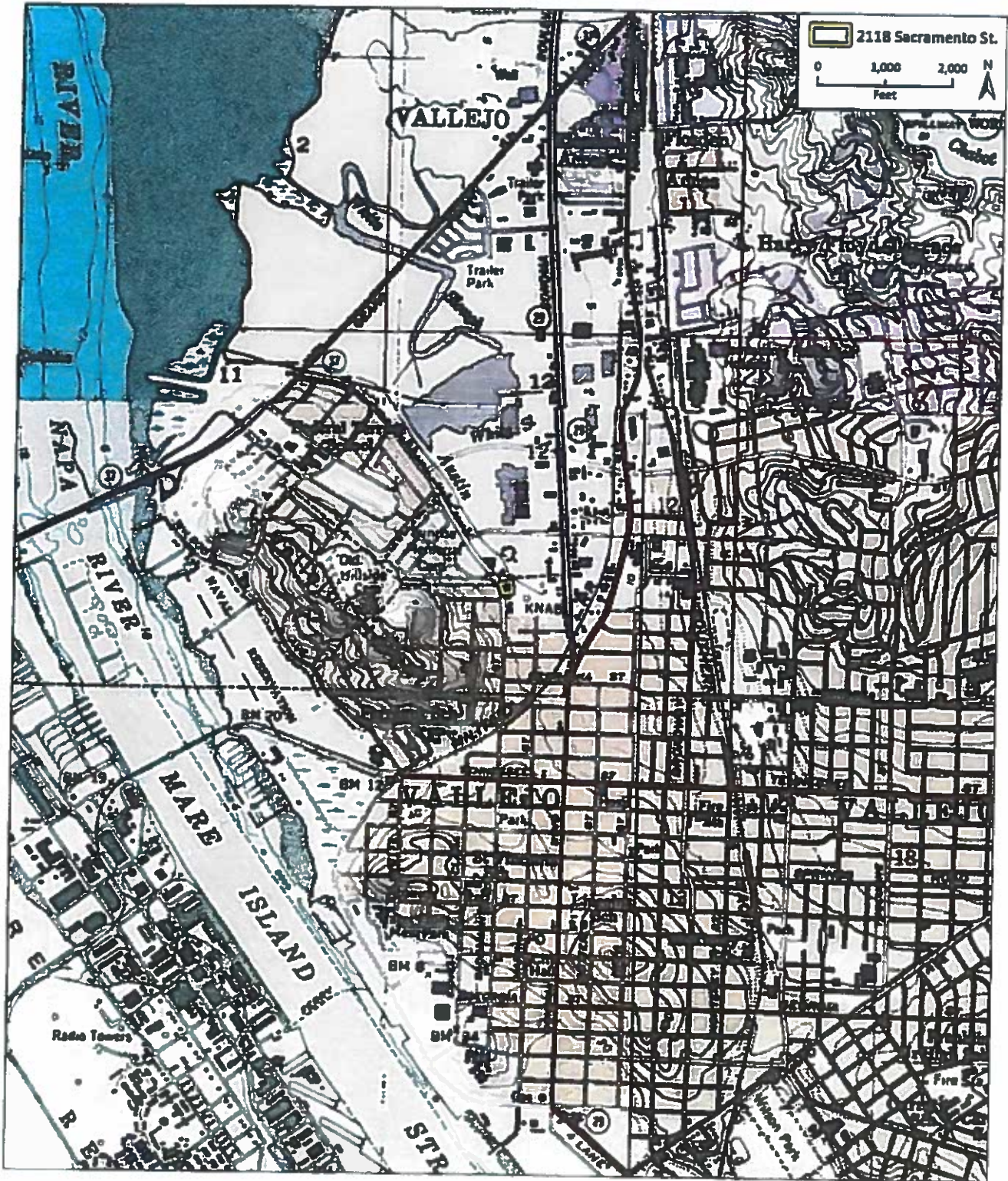
*P10. Survey Type:

Intensive

***P11. Report Citation:**

Treffers, Steven, Hannah Haas and James Williams, and Susan Zamudio-Gurroia. 2020. *Cultural Resources Study for the Permanent Supportive Housing Project, City of Vallejo, Solano County, California*. Rincon Consultants Project No. 20-09128. Report on file, Northwest Information Center, Sonoma State University.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 2118 Sacramento Street

*NRHP Status Code 6Z

Page 3 of 5

- B1. Historic Name: Bond & Dougherty, Inc.
- B2. Common Name: N/A
- B3. Original Use: Commercial offices
- B4. Present Use: Commercial
- *B5. Architectural Style: Mid-Century Modern influences
- *B6. Construction History:

Historic aerial photographs and city directory listings suggest the subject building was constructed ca. 1985 (EDR 2020a; 2020b). Aerial photographs and a 1970 Sanborn map suggest a rear addition was completed in the late 1960s (EDR 2020a; 2020b). Visual inspection suggests the loading bays may non-original. In recent years, horizontal supports connecting the walkway shelter to the west elevation were removed and vertical wood supports installed. Additional recent alterations include window and door replacements throughout.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: None

B9a. Architect: Bond-Dougherty, Inc.

b. Builder: Unknown

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

Historic aerial photographs and city directories indicate the building at 2118 Sacramento Street was constructed ca. 1958 (EDR 2020b). The present study coordinated with the City of Vallejo Building Division to locate building records for the subject property, but could not locate permits pertaining to its original construction. However, the earliest available city directory listing for the shows that, as of 1958, the property was the location of Bond & Dougherty (later Bond-Dougherty), a Vallejo-based architectural and engineering firm. Available sources do not clearly indicate whether Bond & Dougherty authored the original design for the subject building. A scanned image of a plot plan for the building includes the principals' names, but all other text in the image is illegible due to its poor resolution. Further, it remains unresolved whether the plan in question is related to the building's original design or to later work for which the firm was issued a permit in 1967. In light of this, the present study could not ascertain who designed the building (Ancestry 2011; EDR 2020d; City of Vallejo n.d.).

The firm's principals were engineer Ike B. Bond and architect Charles N. Dougherty. Contemporary newspaper articles reveal the partnership designed a variety of projects in Northern California, including convalescent hospitals, school buildings, public recreational facilities, and Vallejo General Hospital (*Petaluma Argus-Courier* 10/10/1962; *Daily Independent Journal* 10/11/1962; *San Francisco Examiner* 4/29/1963; *Sacramento Bee* 3/6/1966; 1/14/1968). The present study found no evidence any of these buildings have been listed, or determined eligible for listing, in the NRHP, California Register of Historical Resources, or any local register of historic properties. Bond also held a twenty-year tenure as Suisun City's City Engineer (*Sacramento Bee* 1/16/1974). In 1980, the firm was reorganized as Dougherty, Monson and Cox (*Napa Valley Register* 3/17/1980). Archival research uncovered no further information of consequence regarding the firm or its partners.

See continuation sheet, p. 4.

B11. Additional Resource Attributes: N/A

*B12. References:

Ancestry.com. 2011. Polk's Vallejo (Solano County, Calif.) City Directories, 1957-1970 in U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc.

Daily Independent Journal. 1962. "New Convalescent Hospital for Novato," October 11. <https://www.newspapers.com/>. Accessed January 30, 2020.

See continuation sheet, p. 4.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: January 30, 2020

(This space reserved for official comments.)



*Recorded by: James Williams, Rincon Consultants

*Date: January 30, 2020

Continuation Update

B10. Significance (continued):

City directories continued to list Bond-Dougherty at the subject property through the late 1980s. In 1992, however, the address was identified as the location of Northpoint Engineers. Building permits and directory listings suggest Maginault Funeral Home moved into the building by 1994 (EDR 2020b; City of Vallejo 2020). The company was joined at this address by co-tenant VIP Builders by 2005 (EDR 2020d). Sometime between that year and 2008, May Tang came into possession of property (City of Vallejo 2020).

The building has incurred a number of alterations. Aerial photographs, Sanborn Maps; and City of Vallejo building records suggest a rear addition was constructed in the late 1960s (EDR 2020a; 2020c; City of Vallejo 1967; n.d.). In recent years additional alterations to the building have been carried out. These include the installation of non-original windows and a non-original front door and the disengagement of the walkway shelter from the west exterior wall and the installation of new wood supports along the shelter's east side (Google 2016; 2019). Visual inspection also suggests the loading bay doors may be non-original.

Evaluation of 2118 Sacramento Street

As a result of this study, 2118 Sacramento Street is recommended ineligible for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) and as a Vallejo City Landmark under any applicable significance criteria. The property was constructed in ca. 1958. Although it is associated with commercial development in post-World War II Vallejo, research conducted for this study uncovered no evidence the property was significant in that context or in the context of any events significant in the history of the city, region, state, or nation. It is, therefore, recommended ineligible for listing in the NRHP under Criterion A or the CRHR under Criterion 1.

The property is primarily associated with Ike B. Bond and Charles N. Dougherty, who built the property as an office for their architectural and engineering practice. The research conducted for this study did not uncover evidence that Bond or Dougherty, or any subsequent owner or occupant, have made significant contributions to the history of the city, region, state, or nation. As a result, the property is recommended ineligible for listing in the NRHP under Criterion B or the CRHR under Criterion 2.

The subject property consists of a one-story commercial building with Mid-Century Modern-style architectural elements. These elements are minimal, however, and combine to produce an undistinguished whole. Additionally, research for this study did not uncover evidence that the building's designers, the firm of Bond-Dougherty, are regarded as master architects. The building, therefore, does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values. Consequently, it is recommended ineligible for listing in the NRHP under Criterion C or the CRHR under Criterion 3.

The records search results and archival research conducted for this study failed to indicate that the subject property is likely to yield information important to history or prehistory. It is therefore ineligible for listing in the NRHP under Criterion D or the CRHR under Criterion 4.

The subject property is also recommended ineligible for designation as a Vallejo City Landmark. It is recommended ineligible under Criterion A because it is not the first, last, only, or most significant architectural property of its type in the city or region; is not the prototype of, or outstanding example of, periods, styles, architectural movements, engineering or construction techniques, or an example of the more notable work, or of the best surviving work in the city or region of an architect, designer or master builder; or an architectural example worth preserving for any values it may add when integrated into the total fabric of the city's neighborhoods. The property additionally fails to meet the threshold for eligibility under Criterion B because it is not associated with the movement or evolution or religious, cultural, governmental, social and economic developments of the city. Because no available evidence suggests the property is worth preserving for its educational value, it is recommended ineligible under Criterion C. It does not embody and express the social, cultural, economic, political, religious or military history of Vallejo, Solano County, California, or the United States and is, therefore, recommended ineligible under Criterion D. The property is not listed on the National Register or is described in Section 470a of Title 16 of the United States Code and/or is a registered state landmark and is thus recommended ineligible under Criterion E.

Finally, research conducted for this study did not suggest the subject property is eligible for designation to any known or potential historic district.

B12. References (continued):

Environmental Data Resources (EDR), Inc. 2020a. The EDR Aerial Photo Decade Package: Vallejo Sacramento HUD, 2118, 2134 & 2136 Sacramento St, Vallejo, CA 94590. Inquiry Number 5952654.8, January 29, 2020.

_____. 2020b. The EDR-City Directory Image Report: Vallejo Sacramento HUD, 2118, 2134 & 2136 Sacramento St, Vallejo, CA 94590. Inquiry Number 5952654.5, January 30, 2020.

_____. 2020c. Certified Sanborn Map Report: Vallejo Sacramento HUD, 2118, 2134 & 2136 Sacramento St, Vallejo, CA 94590. Inquiry Number 5952654.3, January 29, 2020.

See continuation sheet, p. 5.

*Recorded by: James Williams, Rincon Consultants

*Date: January 30, 2020

Continuation

Update

B12. References (continued):

Netronline. Var. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed January 30, 2020.

Napa Valley Register. 1980 Advertisement for Bond-Dougherty, Inc. March 17. <https://www.newspapers.com/>. Accessed January 30, 2020.

Petaluma Argus-Courier. 1962. "Convalescent Home to Be Built Here," October 10. <https://www.newspapers.com/>. Accessed January 23, 2020.

Sacramento Bee. 1966. "New Convalescent Hospital," March 6. <https://www.newspapers.com/>. Accessed January 30, 2020.

_____. 1968. "Activity Center in Vallejo Nears Completion," January 14. <https://www.newspapers.com/>. Accessed January 30, 2020.

_____. 1974. "Aide Resigns in Suisun City," January 16. <https://www.newspapers.com/>. Accessed January 30, 2020.

San Francisco Examiner. 1963. "\$1,750,000 for Vallejo," April 23. <https://www.newspapers.com/>. Accessed January 30, 2020.

Vallejo, City of, Building Division. Var. Building permit information for 2118 Sacramento Street. Obtained via the City of Vallejo Building Division.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or #: 2136 Sacramento Street

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County: Los Angeles

*b. USGS 7.5' Quad: *Mare Island* Date: 2015 Township 3N, Range 4W, Section: none

c. Address: 2134-36 Sacramento Street

City: Vallejo

M.D.B.M.

Zip: 94950

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 0051-080-540

***P3a. Description:**

The subject property consists of a one-story commercial building with modest Mid-Century Modern-style architectural features). Rectangular in plan, the building sits on a concrete foundation and culminates in a low-pitched gabled roof sheathed in rolled composition material. Its concrete-block structural system is clad primarily in stucco, with an expanse of rusticated Roman brick marking the building's southeast corner. The entire east wall is constructed of exposed concrete block. Aside from a small, two-pane sash on the west elevation, windows are limited to lights surrounding the commercial entry doors on the south and west elevations. Additional entrances are located on the east and west elevations and consist of warehouse bays with metal roll-up doors. Mid-Century Modern-style elements include the building's low massing, horizontal emphasis, low-pitched roof, asymmetrical gable, and rusticated Roman brick embellishment laid in a stack bond pattern. Wall-mounted interior-illuminated signs are affixed to the south, east, and west elevations. Apparent alterations include the replacement of commercial-type entry doors and, possibly, the addition of west-elevation warehouse bay openings. The property is situated on level terrain. Landscaping is concentrated at the front of the property and consists of a small lawn and mature trees along the frontage. Asphalt-paved parking lots flank the building.

*P3b. Resource Attributes: HP6. 1-3 story commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

South and east elevations, camera facing northwest.

***P6. Date Constructed/Age and Sources:**

Historic Prehistoric Both

ca. 1966 (Ancestry 2011; EDR 2020b)

***P7. Owner and Address:**

City of Vallejo
Housing & Community Development Division
200 Georgia Street
Vallejo, California 94590

***P8. Recorded by:**

James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

January 30, 2020

***P10. Survey Type:**

Intensive

***P11. Report Citation:**

Treffers, Steven, Hannah Haas and James Williams, and Susan Zamudio-Gurrola. 2020. *Cultural Resources Study for the Permanent Supportive Housing Project, City of Vallejo, Solano County, California*. Rincon Consultants Project No. 20-09128. Report on file, Northwest Information Center, Sonoma State University.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

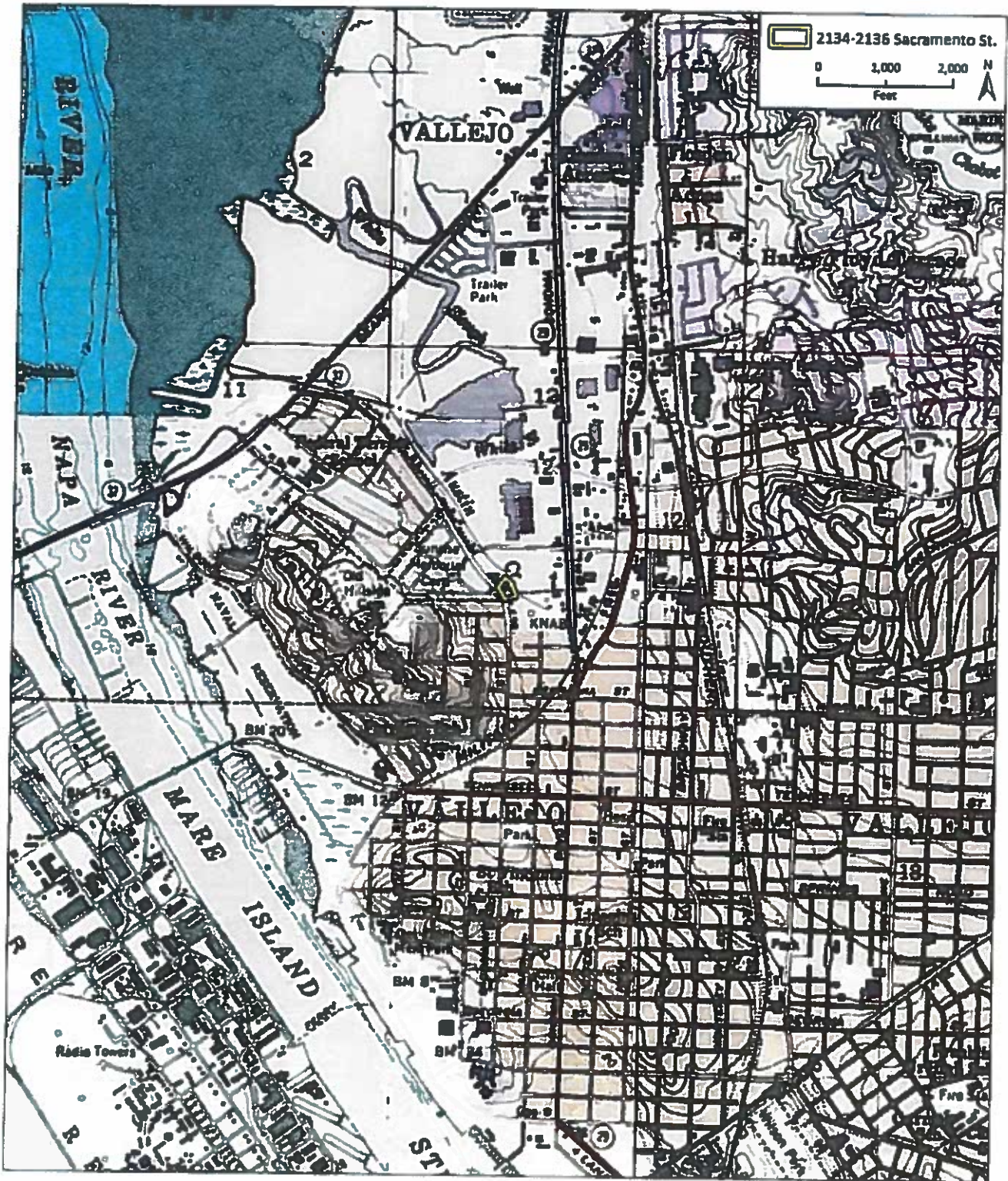
Artifact Record Photograph Record Other (List):

State of California X Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HR#
Trinomial

Page 2 of 5
*Map Name: *Mare Island*

*Scale: 1:24,000
*Resource Name or # 2136 Sacramento Street
*Date of map: 1959 (revised 1981)



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 2136 Sacramento Street

*NRHP Status Code 6Z

Page 3 of 5

- B1. Historic Name: S&H Premium Store
- B2. Common Name: N/A
- B3. Original Use: Commercial
- B4. Present Use: Automotive services
- *B5. Architectural Style: Mid-Century Modern-style influences
- *B6. Construction History:

City directories and aerial photographs suggest the building was constructed ca. 1966 (Ancestry 2011; EDR 2020a). Two flat-roof sheds or additions were constructed at the rear (north) of the building were erected between 1982 and 2005 (EDR 2020a). Visual observation suggests the commercial-style doors on the west and south elevations were replaced in recent years. The automotive bays on the west elevation are possibly non-original.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property was developed with the extant commercial building ca. 1966. Building permits on file with the City of Vallejo indicate that by 1961 property owner Jack Cannon had secured a permit to develop a private club on the property. There is no evidence that Cannon ever completed that project, and earliest available documentation of a building at this address is a city directory listing published in 1966, which identifies the address as the location of a Sperry & Hutchinson (S&H) "premium store" (City of Vallejo 1961; Ancestry 2011). The following year, a newspaper advertisement listed the address as one of eight S&H Green Stamps redemption centers in the Bay Area (*Oakland Tribune* 2/1/1967). S&H traces its history back to 1896, when Michigan entrepreneurs Thomas A. Sperry and Shelly B. Hutchinson founded the firm as a trading stamp company. Typical of firms in its field, the company issued said stamps via promotions with allied retailers and offered merchandise in exchange for redeemed stamps. S&H initially processed redemptions through a catalog service, but later built a chain of dedicated redemption centers at which customers could make exchanges in-person. The popularity of Green Stamps and other competing lines of trading stamps peaked between the 1930s and 1960s, but began to decline in the 1970s (Jolley 2005; Kazek 2019). The S&H location on Sacramento Street was shuttered, and the building left vacant, by the time the property was canvassed for a 1968-1969 city directory (Ancestry 2011).

See continuation sheet, p. 4.

B11. Additional Resource Attributes: N/A

*B12. References:

- Ancestry.com. 2011. Polk's Vallejo (Solano County, Calif.) City Directories, 1957-1970 in U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc.
- Environmental Data Resources (EDR), Inc. 2020a. The EDR Aerial Photo Decade Package: Vallejo Sacramento HUD, 2118, 2134 & 2136 Sacramento St, Vallejo, CA 94590. Inquiry Number 5952654.8, January 29, 2020.
- _____. 2020b. The EDR-City Directory Image Report: Vallejo Sacramento HUD, 2118, 2134 & 2136 Sacramento St, Vallejo, CA 94590. Inquiry Number 5952654.5, January 30, 2020.
- _____. 2020c. Certified Sanborn Map Report: Vallejo Sacramento HUD, 2118, 2134 & 2136 Sacramento St, Vallejo, CA 94590. Inquiry Number 5952654.3, January 29, 2020.

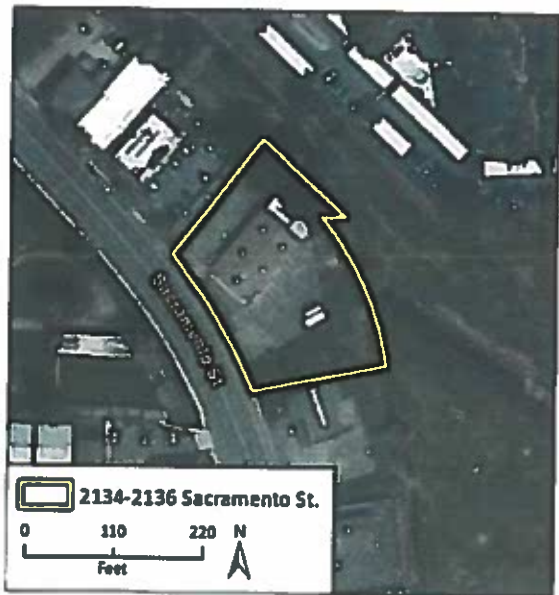
See continuation sheet, p. 5.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: January 30, 2020

(This space reserved for official comments.)



*Recorded by: James Williams, Rincon Consultants

*Date: January 30, 2020

Continuation Update

B10. Significance (continued):

City directories show that, by 1970, the building had been repurposed as a Salvation Army thrift store (EDR 2020d). Founded in as a religious and charitable organization in the 1860s, the Salvation Army began operating second-hand clothing stores at the turn of the twentieth century. Such shops not only provided affordable clothing to immigrant customers, but also created jobs for poor and disabled employees who collected and repaired articles before they were resold. Like its competitor Goodwill, the Salvation Army quickly expanded its thrift store chain on a national scale. Salvation Army thrift store locations multiplied to such a degree that, halfway through the Great Depression, the thrift store arm accounted for half the organization's yearly budget. The Salvation Army thrift store established at the subject property, opened during a boom time for thrift stores nationally. Amid the prosperity of the post-World War II era, such shops were stocked with second-hand goods donated at unprecedented rates by thriving American middle class (Waxman 2018). The subject property continued to house the Salvation Army location until at least as recently as 1987 (EDR 2020d).

In the years that followed, auto-related firms occupied the property. These included Los Amigos Auto Repair and North Bay Auto Registration (EDR 2020d). It is possible that the subject building's west-elevation loading bays were added during this period, given that their number and configuration seem more compatible with automotive services than a retail business.

Eligibility Evaluation of 2134-2136 Sacramento Street

As a result of this study, 2134-2136 Sacramento Street is recommended ineligible for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) or for designation as a Vallejo City Landmark under any applicable significance criteria. Constructed ca. 1966, the building housed several businesses, including an S&H Green Stamp redemption center, Salvation Army thrift store, and multiple automotive services firms. However, research conducted for this study suggests the property is an ordinary commercial property and is not particularly representative of, or significant to, Vallejo's post-World War II commercial development or the histories of retail trading stamp promotions, charitable second-hand merchandising, or automotive services. Further, available evidence did not suggest that the property is associated with any other important events significant in the history of the city region, state, or nation. It is, therefore, recommended ineligible for listing in the NRHP under Criterion A or the CRHR under Criterion 1.

The subject property was historically associated with a variety of businesses, most notably the S&H Company and the Salvation Army. Research failed to uncover evidence that the building was strongly associated with any figures important to the establishment or operation of those businesses. Nor did this study find that the property is associated with any other individuals known to have made important contributions to the history of the city, region, state, or nation. As a result, the property is recommended ineligible for listing in the NRHP under Criterion B or the CRHR under Criterion 2.

The subject building exhibits modest elements of Mid-Century Modern-style design, including a pronounced horizontal emphasis, low-pitched gabled roof, and a stack-bond brick embellishment. Despite these elements, the building is more utilitarian than modernistic in its design. The building is not a distinguished representative of any architectural style and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values. As a result, the subject property is recommended ineligible for listing in the NRHP under Criterion C or the CRHR under Criterion 3.

The records search results and archival research conducted for this study failed to indicate that the subject property is likely to yield information important to history or prehistory. It is, therefore, recommended ineligible for listing in the NRHP under Criterion D or the CRHR under Criterion 4.

The subject property is also recommended ineligible for designation as a Vallejo City Landmark. It is recommended ineligible under Criterion A because it is not the first, last, only, or most significant architectural property of its type in the city or region; is not the prototype of, or outstanding example of, periods, styles, architectural movements, engineering or construction techniques, or an example of the more notable work, or of the best surviving work in the city or region of an architect, designer or master builder; or an architectural example worth preserving for any values it may add when integrated into the total fabric of the city's neighborhoods. The property additionally fails to meet the threshold for eligibility under Criterion B because it is not associated with the movement or evolution or religious, cultural, governmental, social and economic developments of the city. Because no available evidence suggests the property is worth preserving for its educational value, it is recommended ineligible under Criterion C. It does not embody and express the social, cultural, economic, political, religious or military history of Vallejo, Solano County, California, or the United States and is, therefore, recommended ineligible under Criterion D. The property is not listed on the National Register or is described in Section 470a of Title 16 of the United States Code and/or is a registered state landmark and is thus recommended ineligible under Criterion E.

Finally, research conducted for this study did not suggest the subject property is eligible for designation to any known or potential historic district.

*Recorded by: James Williams, Rincon Consultants

*Date: January 30, 2020

Continuation

Update

B12. References (continued):

Jolley, Harmon. 2005. "Remembering Trading Stamps," Chattanooga.com. October 30.

<https://www.chattanooga.com/2005/10/30/75064/Remembering-Trading-Stamps.aspx>, accessed January 30, 2020.

Kazek, Kelly. 2019.

"Whatever Happened to S&H Green Stamps? Here's the Story with Vintage Photos," AL.com. January 13.

https://www.al.com/living/2016/04/whatever_happened_to_sh_green.html, accessed January 30, 2020.

Netronline. Var. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online.

<https://www.historicaerials.com/viewer>. Accessed June 2019.

Oakland Tribune. 1967. Advertisement for S&H Green Stamps. February 1. <https://www.newspapers.com/>. Accessed January 30, 2020.

Vallejo, City of, Building Division. Var. Building permit information for 2636 Sacramento Street. Obtained via the City of Vallejo Building Division.

Waxman, Olivia B. 2018. "People Have Been Reusing Clothes Forever but Thrift Shops Are Relatively New. Here's Why," Time.com. August 17. <https://time.com/5364170/thrift-store-history/>, accessed January 30, 2020.