



**U.S. Department of Housing and Urban  
Development**

451 Seventh Street, SW  
Washington, DC 20410  
www.hud.gov  
espanol.hud.gov

## **Environmental Review for Activity/Project that is Exempt or Categorically Excluded Not Subject to Section 58.5 Pursuant to 24 CFR Part 58.34(a) and 58.35(b)**

### **Project Information**

**Project Name:** Pavilion Inn Transitional Housing Project

**Responsible Entity:** City of San José

**Grant Recipient** (if different than Responsible Entity): Santa Clara County Housing Authority

**State/Local Identifier:**

**Preparer:** City of San José, Planning, Building and Code Enforcement

**Certifying Officer Name and Title:** Christopher Burton, Director, Planning, Building and Code Enforcement

**Consultant** (if applicable): N/A

**Project Location:** 1280 North 4<sup>th</sup> Street, San José, California

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

The project site is currently developed with the Pavilion Inn, a two-story hotel containing 62 rooms, storage rooms, kitchen area, laundry room, and a lobby, and a surface parking lot. The proposed project is the acquisition and operation of the Pavilion Inn for use as transitional and permanent housing for people experiencing homelessness in the Bay Area. Half of the units will be transitional housing refers to a temporary stay prior to transitioning into permanent housing, and the other half will be permanent. The project site would generally be used as is, and the proposed project would not include any ground-disturbing activities such as demolition, excavation, or exterior construction, nor would it introduce substantial physical changes to the existing building or site. Any exterior work would include regular maintenance activities such as roof replacement, painting, and landscaping. Interior work to the property would be minimal, including such work as expanding communal spaces, combining rooms to create larger living rooms, and upgrading bathrooms. The project would combine some existing hotel rooms into larger units but the overall footprint of the building would not change. The project would not add new utilities connections.

**Level of Environmental Review Determination:**

Activity/Project is Exempt per 24 CFR 58.34(a): \_\_\_\_\_

Activity/Project is Categorically Excluded Not Subject To §58.5 per 24 CFR 58.35(b): Approval of supplemental assistance (including insurance or guarantee) to a project previously approved under this part, if the approval is made by the same responsible entity that conducted the environmental review on the original project and re-evaluation of the environmental findings is not required under Section 58.47.

**Funding Information**

| Grant Number | HUD Program | Funding Amount |
|--------------|-------------|----------------|
|              | MTW         | \$8,700,000    |
|              | PH Proceeds | \$2,125,822    |
|              | PBVs        | \$12,057,813   |

**Estimated Total HUD Funded Amount:** \$22,883,635

**This project anticipates the use of funds or assistance from another Federal agency in addition to HUD in the form of (if applicable):** N/A

**Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:** \$50,250,000

**Compliance with 24 CFR §50.4 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.

| <b>Compliance Factors:</b><br>Statutes, Executive Orders, and Regulations listed at 24 CFR 50.4 and 58.6 | Are formal compliance steps or mitigation required?                       | Compliance determinations  |
|--|---|--|
| <b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §58.6</b>                                |   |  |
| <b>Airport Runway Clear Zones and Accident Potential Zones</b><br><br>24 CFR Part 51 Subpart D           | Yes    No<br><input type="checkbox"/> <input checked="" type="checkbox"/> | The project site is located 0.6 mile east of the Norman Y. Mineta San José International Airport. The project site is not located within any airport influence area or airport clear zones (see attached). |

|  |   |  |
|--|---|--|
| <p><b>Coastal Barrier Resources</b></p> <p>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>          | <p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p> | <p>California does not have any Coastal Barrier Resources.</p>   |
| <p><b>Flood Insurance</b></p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p> | <p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p> | <p>The project site is not located in a 100-year floodplain in FEMA Flood Insurance Rate Maps (Map No. 06085C0231H, May 18, 2009; see attached). The project site is designated as a Flood Zone X, which is defined as an area of 0.2 percent annual chance flood hazard, and one percent annual chance flood with an average depth of less than one foot.</p> |

**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.

This proposed action does not require any mitigation measures or conditions, because there are no potential adverse effects.

Preparer Signature: Reema Mahamood Date: 7/18/2023

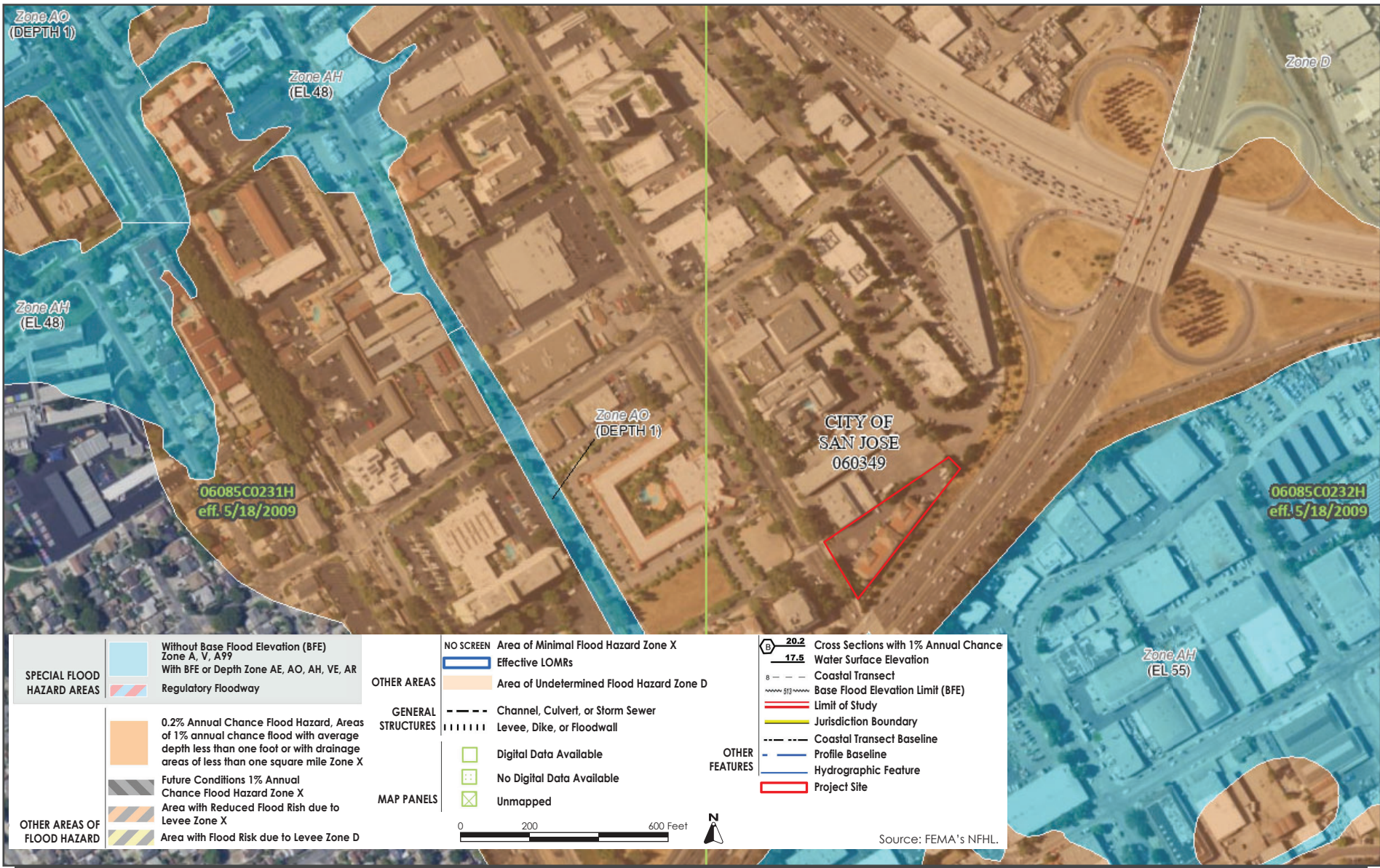
Name/Title/Organization: Reema Mahamood, Planner III, Planning, Building and Code Enforcement

Responsible Entity Agency Official Signature:

David Keyon Date: 7/18/2023  
David Keyon (Jul 18, 2023 11:26 PDT)

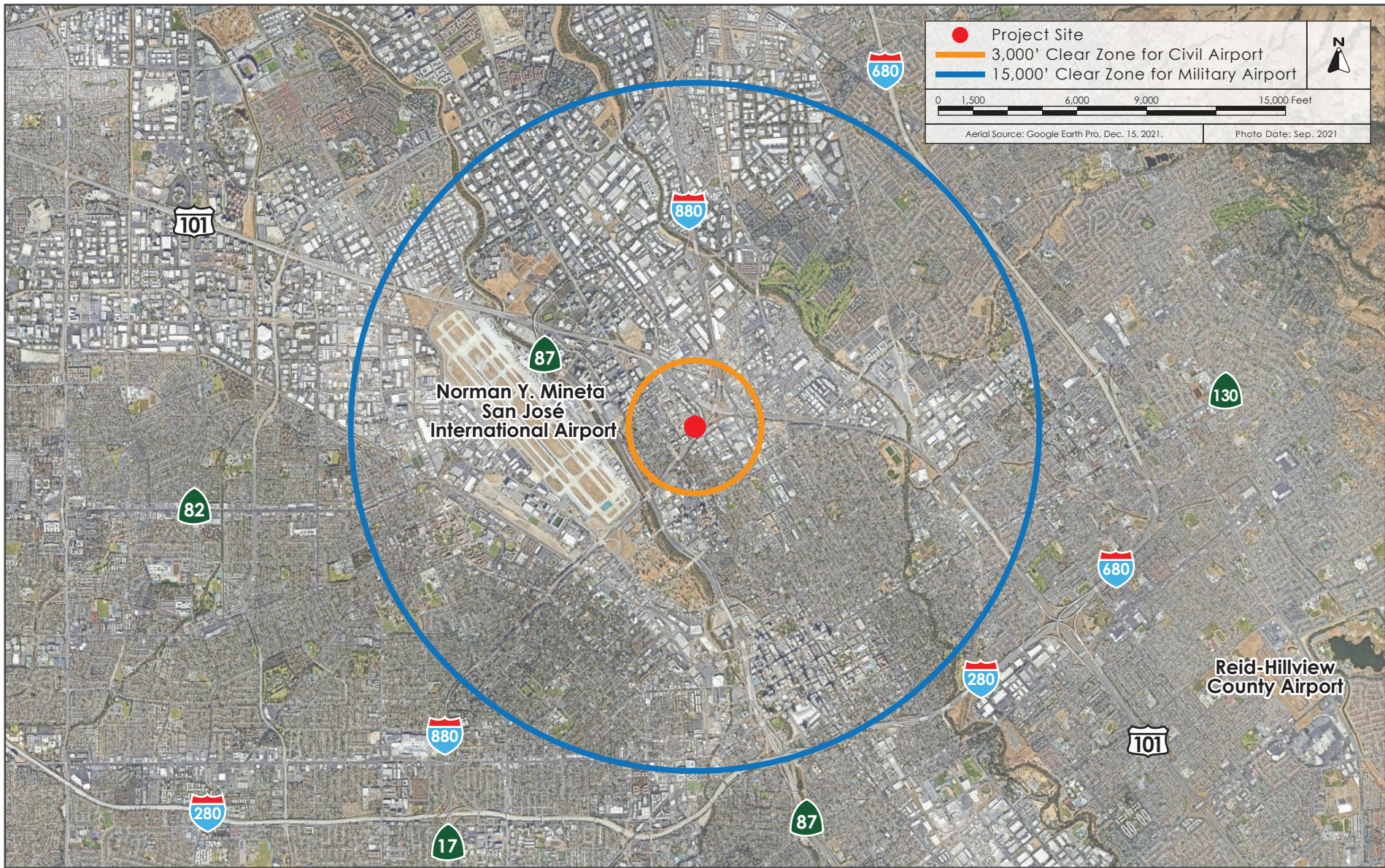
Name/Title: David Keyon, Principal Planner/Deputy for Director, Planning, Building and Code Enforcement

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).



FEMA FLOOD HAZARD MAP

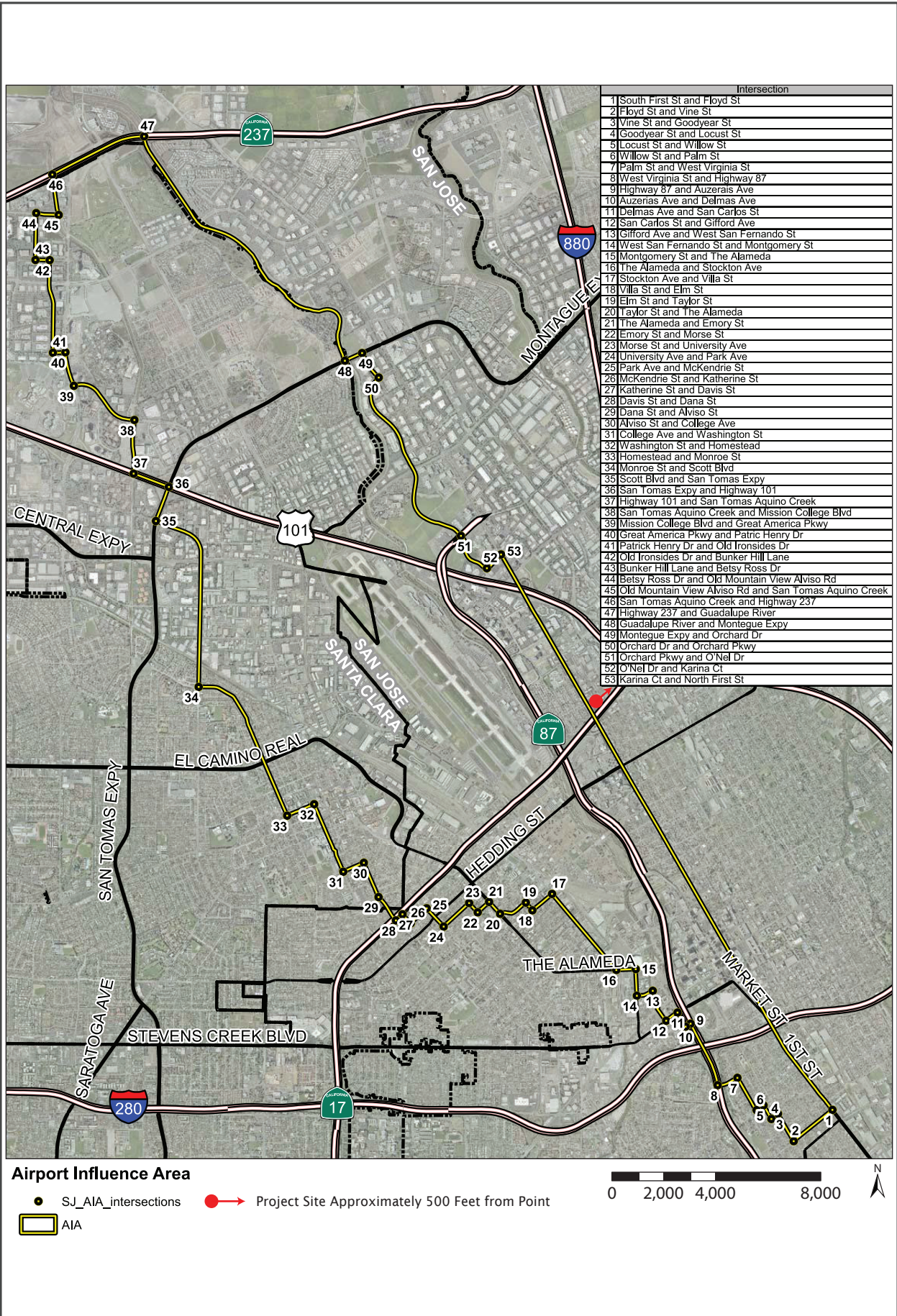




|   |   |
|---|---|
| <span style="color: red;">●</span> Project Site   | N |
| <span style="border: 2px solid orange; border-radius: 50%; width: 20px; height: 20px; display: inline-block;"></span> 3,000' Clear Zone for Civil Airport   |   |
| <span style="border: 2px solid blue; border-radius: 50%; width: 40px; height: 40px; display: inline-block;"></span> 15,000' Clear Zone for Military Airport |   |
| <p>0 1,500 6,000 9,000 15,000 Feet</p> <p>Aerial Source: Google Earth Pro, Dec. 15, 2021. Photo Date: Sep. 2021</p>   |   |

AIRPORT CLEAR ZONES





| Intersection  |
|---|
| 1 South First St and Floyd St                             |
| 2 Floyd St and Vine St                                    |
| 3 Vine St and Goodyear St                                 |
| 4 Goodyear St and Locust St                               |
| 5 Locust St and Willow St                                 |
| 6 Willow St and Palm St                                   |
| 7 Palm St and West Virginia St                            |
| 8 West Virginia St and Highway 87                         |
| 9 Highway 87 and Auzerias Ave                             |
| 10 Auzerias Ave and Delmas Ave                            |
| 11 Delmas Ave and San Carlos St                           |
| 12 San Carlos St and Gifford Ave                          |
| 13 Gifford Ave and West San Fernando St                   |
| 14 West San Fernando St and Montgomery St                 |
| 15 Montgomery St and The Alameda                          |
| 16 The Alameda and Stockton Ave                           |
| 17 Stockton Ave and Villa St                              |
| 18 Villa St and Elm St                                    |
| 19 Elm St and Taylor St                                   |
| 20 Taylor St and The Alameda                              |
| 21 The Alameda and Emory St                               |
| 22 Emory St and Morse St                                  |
| 23 Morse St and University Ave                            |
| 24 University Ave and Park Ave                            |
| 25 Park Ave and McKendrie St                              |
| 26 McKendrie St and Katherine St                          |
| 27 Katherine St and Davis St                              |
| 28 Davis St and Dana St                                   |
| 29 Dana St and Alviso St                                  |
| 30 Alviso St and College Ave                              |
| 31 College Ave and Washington St                          |
| 32 Washington St and Homestead                            |
| 33 Homestead and Monroe St                                |
| 34 Monroe St and Scott Blvd                               |
| 35 Scott Blvd and San Tomas Expy                          |
| 36 San Tomas Expy and Highway 101                         |
| 37 Highway 101 and San Tomas Aquino Creek                 |
| 38 San Tomas Aquino Creek and Mission College Blvd        |
| 39 Mission College Blvd and Great America Pkwy            |
| 40 Great America Pkwy and Patric Henry Dr                 |
| 41 Patric Henry Dr and Old Ironsides Dr                   |
| 42 Old Ironsides Dr and Bunker Hill Lane                  |
| 43 Bunker Hill Lane and Betsy Ross Dr                     |
| 44 Betsy Ross Dr and Old Mountain View Alviso Rd          |
| 45 Old Mountain View Alviso Rd and San Tomas Aquino Creek |
| 46 San Tomas Aquino Creek and Highway 237                 |
| 47 Highway 237 and Guadalupe River                        |
| 48 Guadalupe River and Montague Expy                      |
| 49 Montague Expy and Orchard Dr                           |
| 50 Orchard Dr and Orchard Pkwy                            |
| 51 Orchard Pkwy and O'Nel Dr                              |
| 52 O'Nel Dr and Karina Ct                                 |
| 53 Karina Ct and North First St                           |

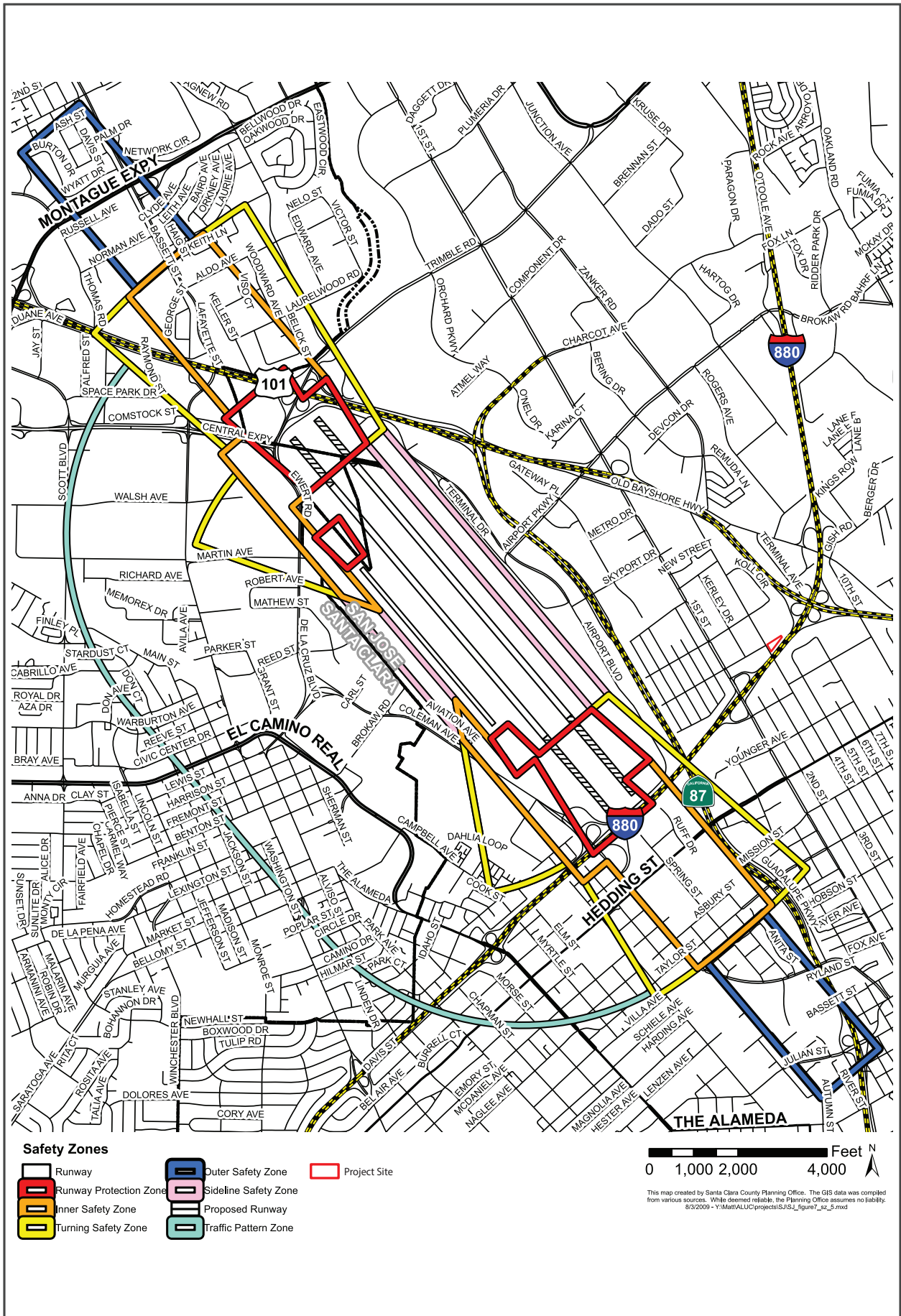
**Airport Influence Area**

- SJ\_AIA\_intersections
- → Project Site Approximately 500 Feet from Point
- AIA



**SAN JOSÉ INTERNATIONAL AIRPORT INFLUENCE AREA**





SAN JOSÉ INTERNATIONAL AIRPORT SAFETY ZONES


# ER21-159 - Pavilion - CENST Supplemental Assistance (2)

Final Audit Report

2023-07-18

|                 |   |
|-----------------|---|
| Created:        | 2023-07-18                                    |
| By:             | Reema Mahamood (reema.mahamood@sanjoseca.gov) |
| Status:         | Signed  |
| Transaction ID: | CBJCHBCAABAAZB48o1v2EF2jmurB5xxChnu6yNqGqUEH  |


## "ER21-159 - Pavilion - CENST Supplemental Assistance (2)" History

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