

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

*Date of Notice: April 28, 2021; Responsible Entity [RE]: City of Placerville;
Address: 3101 Center Street, Placerville, CA 95667; Telephone Number: (530) 642-5200*

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of Placerville.

REQUEST FOR RELEASE OF FUNDS

On or about May 14, 2021, the City of Placerville will submit a request to HCD for the release of \$820,000 in CDBG funds under Title 1 of the Housing & Community Development Act of 1974, as amended to undertake a project known as the Cold Springs Apartments located at the intersection of Cold Springs and Middletown Roads, Placerville, El Dorado County, CA (APN: 323-570-01) for the purpose of partially funding the construction of 82 units of affordable housing with an estimated Total Development Cost of Thirty-Three Million Four Hundred Forty-Six Thousand Eight Hundred Ninety-Two Dollars (\$33,446,892.00). The project will be accessed via Middletown Road and will contain 7 3-story buildings housing 12 one-bed/one-bath units (1/1), 42 two-bed/one-bath units (2/1) and 28 three-bedroom/two-bath units (3/2). The one-bedroom units will be approximately 600 square feet, the two-bedroom units approximately 806 square feet, and the 3-bedroom units approximately 1,033 square feet. The project will have an approximately 2,200 square feet community room with community kitchen, computer room and leasing office. There will be an outside BBQ area and playground and an estimated 116 parking spaces. The project will include the construction of curbs, gutters, sidewalks, storm drains, street lighting and other infrastructure as required. Units will have Energy Star appliances including refrigerators, oven and ranges, microwaves and dishwashers. The project will also feature photovoltaic panels on the roofs of each building to decrease the project's energy footprint and residents' costs. Sources of Funding: Permanent Loan: \$3,250,000; MHP: 13,000,000; CDBG: \$820,000; IIG: \$2,157,893; Deferred Developer Fee: \$1,389,957; LIHTC Equity: \$12,829,042. Estimated TDC: \$33,446,892

FINDING OF NO SIGNIFICANT IMPACT

The City of Placerville has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR). The ERR will be made available to the public for review either electronically or by U.S. mail. Please submit your request by U.S. mail to Pierre Rivas, Director, Development Services Department, 3101 Center Street, Placerville, CA 95667 or by email at privas@cityofplacerville.org. The ERR can be accessed on-line at the following website: <https://www.cityofplacerville.org/current-development-projects>.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the City of Placerville at the above address. All comments received by May 13, 2021 will be considered by

the City of Placerville prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of Placerville certifies to HCD that M. Cleve Morris, City Manager, in his capacity as certifying officer consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HCD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City of Placerville to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HCD will accept objections to its release of funds and the City of Placerville's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Placerville; (b) the City of Placerville has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HCD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HCD, Attn: Janice Waddell, Federal Programs Branch Chief at NEPAcomments@hcd.ca.gov. Potential objectors should contact HCD via email to verify the actual last day of the objection period.