

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

January 8th, 2026

California Department of Housing and Community Development
651 Bannon Street, Suite 800
Sacramento, CA 95811

County of Ventura Community Development Division
800 S. Victoria Ave.
Ventura, CA 93009

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the California Department of Housing and Community Development as well as the County of Ventura Community Development Division

REQUEST FOR RELEASE OF FUNDS

On or about January 26th, 2026, the California State Department of Housing and Community Development (HCD) will submit a request to the U.S. Department of Housing and Urban Development for the release of \$18,526,695 of Community Development Block Grant-Disaster Recovery (CDBG-DR) funds as authorized by the Housing and Community Development Act of 1974, as amended, and The County of Ventura will submit a request to HCD for the release of \$15,080,607 of Community Development Block Grant-Disaster Recovery (CDBG-DR) funds as authorized by the Housing and Community Development Act of 1974, as amended for a project located at 11432 North Ventura Boulevard, Ojai, California 93023 for the purpose of developing 49 units of affordable housing.

Cabrillo Economic Development Corporation proposes to develop a 49-unit /low-income housing development on the subject property. The existing 4,600 square foot vacant restaurant structure, built in 1965, was recently demolished per Ventura County notice of compliance. New grading and construction on site will yield 49 single room occupancy (studio) units, 2 parking lots, landscaping and a community garden. Interior improvements include common meeting and kitchen area, a laundry room for residents only, as well as offices for supportive services providers for residents needing these services, which include medical, dental, psychiatric, benefits advocacy, housing retention training, women's health, jobs training. Except for a two-bedroom unit for the onsite property manager, 100% of the proposed housing will be income-restricted to area residents who qualify in two different income and needs categories: -50% of the units (24) will be reserved for area residents who are experiencing homelessness and who have chronic and severe illnesses such as they are high medical facilities users. -50% of the units (24) will be reserved for area residents making below 80% of the area median income, or low-income wage earners of the area. An example of this income range would be a full-time employee of the adjacent Subway or McDonald's restaurants.

FINDING OF NO SIGNIFICANT IMPACT

HCD and the County of Ventura have 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 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 email to NEPACComments@hcd.ca.gov or tracy.mcaulay@ventura.org.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to HCD and the County of Ventura at NEPACComments@hcd.ca.gov and tracy.mcaulay@ventura.org. All comments received by January 25th, 2026, 5:00 p.m., will be considered by HCD and the County of Ventura prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The California Department of Housing and Community Development certifies to HUD that Jessica Hayes in her capacity as Federal Recovery Branch Chief of the California Department of Housing and Community Development 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. The County of Ventura certifies to HCD that Tracy McAulay, as Housing Solutions Director of the County of Ventura 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 and HCD approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows HCD and County of Ventura to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD and HCD will accept objections to its release of funds and HCD's and the County of Ventura'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 HCD and County of Ventura; (b) HCD and the County of Ventura has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD and 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 emailed to RROFSFRO@hud.gov or mailed to HUD San Francisco Regional Office, One Sansome Street, Suite 1200, San Francisco, CA 94104 and be emailed to nepacomments@hcd.ca.gov or mailed to the California Department of Housing and Community Development Division of Federal Financial Assistance at 651 Bannon Street, Suite 800

Sacramento, CA 95811. Potential objectors should contact HUD or HCD at the above address to verify the actual last day of the objection period.

Jessica Hayes, DFHA Federal Recovery Branch Manager
Tracy McAulay, Housing Solutions Direct