

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

*California Department of Housing and Community Development
Division of Federal Financial Assistance
651 Bannon Street
Sacramento, CA 95811*

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the State of California, Department of Housing and Community Development (HCD).

REQUEST FOR RELEASE OF FUNDS

On or about April 17, 2026, HCD will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of \$4,500,000 of HOME funds under Title II of the Cranston-Gonzales National Affordable Housing Act of 1990, as amended (24 CFR Part 92), to undertake a project known as the Mills Ranch Apartments for the purpose of constructing a 40-unit affordable housing project on five parcels to be located at 147/235 Ermosa Way, 164/260 Legacy Drive & 691 Brandywine Lane in King City, California. The buildings are spread over five parcels, one standalone parcel and two sets of two contiguous parcels. Each building will be two stories, with two- and three-bedroom units in a townhome configuration and several two-bedroom flat configurations, plus one three-bedroom manager unit. Each site will have 16 tuck-under garage parking spaces (including one van accessible), providing two parking spaces per unit. A Community Room serving all five sites will be in Building F at 260 Legacy Drive.

Unit amenities include dishwasher, garbage disposal, and washer and dryer hookups, balcony. All units will be wired for high-speed Internet service. Each eight-plex complex will have a private courtyard wherein children and adults will be able to play-in. There will be an onsite community center, leasing office and laundry facility. The project will include full-site landscaping, all necessary infrastructure replacement including, but not limited to curbing, gutters, sidewalks, street lighting and storm drains.

The Request for Release of Funds will include the following HUD funding source/amount: HOME in the amount of \$4,500,000. Non-HUD project financing includes: RMCRC Perm Loan - \$3,444,000; HCD AHSC Loan - \$7,596,474; Sponsor Loan funded by AHSC HRI Grant - \$238,968; HCD Joe Serna FWHP Loan - \$4,299,335; Sponsor Loan funded by Alliance for Health Grant - \$1,000,000; City of King City PLHA Loan - \$126,187; LISC Grant – GP Equity - \$14,408; Deferred Developer Fee - \$482,317; General Partner Capital Contribution - \$100, and; Tax Credit Equity - \$13,997,465; with a projected Total Development Cost (TDC) of \$35,699,254.

FINDING OF NO SIGNIFICANT IMPACT

HCD 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 in person, electronically or by U.S. mail. If in person the ERR may be viewed at the California Department of Housing and Community Development, Division of Federal Financial Assistance, 651 Bannon Street, Sacramento, CA 95811, Monday through Friday between the hours of 9 AM to 4 PM: An appointment and 24-hours notice is required, or for electronic or U.S. Mail, please submit your request by email to NEPACommnets@hcd.ca.gov.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to HCD to the attention of Jason Bradley, HCD Project Origination Branch Chief, by mail at the address above or by email at NEPAComments@hcd.ca.gov. All comments received by April 16, 2026, will be considered by HCD prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

HCD certifies to HUD that Jason Bradley, HCD Project Origination Branch Chief, in his capacity as Certifying Officer consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of this certification satisfies their responsibilities under NEPA and related laws and authorities and allows HCD to use Program funds.

OBJECTIONS

HUD will accept objections to HCD's Request for Release of Funds and Environmental Certification for a period of fifteen days following the submission date specified above or the actual receipt of its request (whichever is later) only if they are on the following bases: (a) the certification was not executed by the Certifying Officer of the RE; (b) the RE has omitted a step or failed to make a determination or finding required by HUD regulations at 24 CFR part 58 or by CEQ regulations at 40 CFR 1500-1508, as applicable; (c) the RE has omitted one or more steps in the preparation, completion or publication of the Environmental Assessment or Environmental Impact Study per 24 CFR Subparts E, F or G of Part 58, as applicable; (d) the grant recipient or other participant in the development process has committed funds for or undertaken activities not authorized by 24 CFR Part 58 before release of funds and approval of the environmental certification; (e) another Federal, State or local agency has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be mailed or emailed: if by mail addressed to the Community Planning and Development Director, HUD San Francisco Regional Office, One Sansome Street, Suite 1200, San Francisco, CA 94104 or if by email to HUD Region IX, at RROFSFRO@hud.gov. Potential objectors should contact HUD via email at RROFSFRO@hud.gov to verify the actual last day of the objection period.

Jason Bradley, Certifying Officer, HCD Project Origination Branch Chief

Posted: April 1, 2026