

NOTICE OF FINDING OF NO SIGNIFICANT IMPACT & NOTICE OF INTENT TO REQUEST A RELEASE OF FUNDS

ACCESS APARTMENTS (SIERRA MANOR) AFFORDABLE HOUSING PROJECT

August 6, 2022

Town of Mammoth Lakes
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California Department of Housing & Community Development (HCD)
916.776.7745 | NEPAcomments@hcd.ca.gov

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

REQUEST FOR RELEASE OF FUNDS

On or about August 23, 2022 the TOML will submit a request to HCD for the release of CDBG funds under Title I of the Housing and Community Development Act of 1974, as amended and HCD will submit a request to HUD for the release of HOME funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended, 42 U.S.C. 12701 et seq. to undertake a project known as Access Apartments (Sierra Manor) Affordable Housing Project, for the purpose of creating a 100% affordable housing development that serves low-income households earning below 80% of the Area Median Income. The project is located on a 0.4-acre, fully developed and paved commercial parcel that houses two (2) existing two-story office buildings with six (6) covered garages built in 1989, located at 238 Sierra Manor Road, Mammoth Lakes, California 93546. The project proposes to rehabilitate two existing commercial buildings, and create 11 one-bedroom residential apartments, ranging between 720-740 sq ft, with five (5) covered garages within the existing footprint. The property is zoned as Commercial 2 (C-2), which allows for both commercial and residential development. To accommodate the new housing units, the rehabilitation will retrofit a new roof and roofline on each of the buildings. The rehabilitation will also retrofit new interior walls, plumbing, electrical system, mechanical fire suppression system, laundry room, secured bike storage, and exterior tenant community area. Outdoor spaces will include parking, water conscious landscaping, patio and sitting areas. The proposed landscaping will provide drought tolerant native and horticulturally appropriate trees, shrubs and groundcover. Water, sewer, and electricity will continue to be provided by Mammoth Community Water District, and Southern California Edison, respectively. All rehabilitation activities will stay within the existing foundational footprint. There is an estimated funding of \$7,900,000 (\$3.4 million HOME, \$3.0 million CDBG, \$1.5 million local TOML funds).

FINDING OF NO SIGNIFICANT IMPACT

The TOML and HCD, have each 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) on file at:

- Town of Mammoth Lakes at 437 Old Mammoth Road, Suite 230, Mammoth Lakes, CA 93546 and may be examined or copied weekdays 9 A.M to 5 P.M
- Online: <https://www.townofmammothlakes.ca.gov/DocumentCenter/View/10944>

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the TOML at CED@townofmammothlakes.ca.gov and HCD headquarters at NEPAComments@hcd.ca.gov. All comments received by August 22 2022 5:00 p.m., will be considered by the TOML and HCD prior to authorizing submission of a request for release of funds. Comments should specify which Notice (CDBG or HOME) they are addressing.

ENVIRONMENTAL CERTIFICATION

The TOML certifies to HCD that Daniel C. Holler, in his capacity as Town Manager, and HCD certifies to HUD that Janice L. Waddell, in her capacity as Community Development Branch Chief, consent 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 and HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Town of Mammoth Lakes to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HCD and HUD will accept objections to its release of funds and the TOML's and HCD'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 TOML and HCD; (b) the TOML and HCD 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 and HUD; 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 Janice L. Waddell, Community Development Branch Chief at HCD via email at nepacomments@hcd.ca.gov for the CDBG grant. For the HOME grant contact Ms. Kimberly Nash, Director, HUD Northern California Community Planning and Development. HUD has established an environmental inbox to receive public comments or objections for proposed environment actions. Any individual, group, or agency may submit written comments on the ERR to CPD_COVID-19OEE-SFO@hud.gov and SFCPDMail@hud.gov. Potential objectors should contact HCD or HUD to verify the actual last day of the objection period.

Daniel C. Holler, Town Manager

Janice L. Waddell, Community Development Branch Chief