

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

**05/08/2024**

City of Vacaville  
Housing and Community Services Department  
40 Eldridge Ave. Suite #2  
Vacaville, CA 95688

This notice shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of Vacaville.

## REQUEST FOR RELEASE OF FUNDS

On or about May 28, 2024, the City of Vacaville will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of Community Project Funding (CPF) Economic Development Initiative funds under the Fiscal Year 2024 Consolidated Appropriations Act (P.L. 118-42), as well as a request to HUD for the release of American Rescue Plan Act (ARPA) funds to undertake a project known as the Harmony Village Project (proposed project) in the City of Vacaville.

The approximately 1.07-acre project site is located northeast of the Scoggins Avenue/East Monte Vista Avenue intersection within an urbanized area of the City of Vacaville, California. The site is identified by Assessor's Parcel Numbers (APNs) 0129-310-230, -240, -250, -260, -360, -370, and -400. Currently, the site is undeveloped, with various trees located within the site, adjacent to the site boundaries. Additionally, the site contains ruderal grasses that are routinely disturbed. Surrounding existing uses include mobile homes and surface parking lot areas to the north; mobile homes and a recreational vehicle park to the east; single-family residences and commercial businesses, including a used car dealership, further to the east; commercial businesses to the south, across East Monte Vista Avenue; single-family residences further to the south; a commercial auto maintenance shop directly adjacent to the southwest corner of the project site; a commercial auto body shop further to the southwest, across East Monte Vista Avenue; and multi-family residences to the west, across Scoggins Avenue. The City of Vacaville General Plan designates the site as General Commercial (CG) and the site is zoned CG.

The proposed project would include development of an affordable 10-lot subdivision, comprised of 10, 1,554-square-foot (sf) single-family detached duet homes. Each two-story duet floorplan would include four bedrooms, three bathrooms, a 310-sf garage, and a 94-sf covered entry porch. Along the northern and eastern site boundaries, the proposed project would include construction of a masonry wall with wood fence. Along the southern site boundary, the project would also include a masonry sound wall. The homes would be restricted to households earning a maximum of 80 percent of the area median income (AMI) of Solano County. Access to the project site would be provided from Scoggins Avenue. With respect to parking, each single-family home would include one enclosed (garage) parking space and one uncovered (driveway) parking space. Additionally, 11 street parking spaces would be provided on-site.

The estimated total development cost for the proposed project is \$4,800,000, \$750,000 of which would be funded through HUD's CPF Economic Development Initiative and \$300,000 of which would be funded through ARPA funds.

## FINDING OF NO SIGNIFICANT IMPACT

The City of Vacaville 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 (NEPA) of 1969 is not required. The Environmental Assessment (EA) and additional project information is contained in the Environmental Review Record (ERR), available on the City of Vacaville's website at:

<https://www.cityofvacaville.gov/23-115>

## PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to Tamara Colden, Assistant Director of Housing and Community Services, via email at [tamara.colden@cityofvacaville.com](mailto:tamara.colden@cityofvacaville.com) or via U.S. postal service mail to the City of Vacaville Housing and Community Services Department, 40 Eldridge Avenue, Suite 2, Vacaville, CA 95688. All comments received by **May 27, 2024** will be considered by the City of Vacaville prior to authorizing submission of a request for release of funds. Commenters should specify which part of this Notice they are addressing.

## ENVIRONMENTAL CERTIFICATION

The City of Vacaville certifies to HUD that Emily Cantu, Housing and Community Services Director for the City of Vacaville, in her 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 the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City to use HUD-provided funds.

## OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to the Responsible Entity's (RE) Request of Release of Funds and Environmental Certification for a period of 18 days following the submission date specified above or the actual receipt of the 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 regulation at 24 CFR Part 58 or by CEQA regulation 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 Statement 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 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 addressed to the HUD San Francisco Office of Community Planning and Development via email at [RROFSFRO@hud.gov](mailto:RROFSFRO@hud.gov) or via U.S. postal service mail to the U.S. Department of Housing & Urban Development, Office of Community Planning and Development (Attn: RROF Processing), One Sansome Street, Suite 1200, San Francisco, CA 94104-4430. Please email HUD at [RROFSFRO@hud.gov](mailto:RROFSFRO@hud.gov) to verify the actual last day of the objection period.

Emily Cantu  
Housing and Community Services Director  
City of Vacaville  
NEPA Certifying Officer