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

Date of Notice: November 2, 2026

Responsible Entity(RE): City of San Joaquin
Address: 21900 Colorado Avenue
San Joaquin, CA 93660
Telephone Number (559) 693-2193

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of San Joaquin. The City of San Joaquin has assumed authority as the Responsible Entity (RE) for environmental review under 24 CFR 58 for these activities.

REQUEST FOR RELEASE OF FUNDS

On or about November 18, 2026, the City of San Joaquin will submit a request to the California Department of Housing and Community Development (HCD) for the release of $12,000,000 of Home Investment Partnerships Program (HOME) funds and $875,456 in HOME Program Income (PI) funds under Title II of the Cranston-Gonzales National Affordable Housing Act of 1990, as amended, being provided under Grant # 23-HOME-16307, to undertake Phase I of two planned Phases of a project known as the Cordillera Commons project, described below.

The proposed Phase I of the Cordillera Commons development involves the new construction of the first 50 affordable units, and 1 manager's unit, of a planned 114 units.

There is no additional information on the conceptual-only 64-unit Phase II portion of the project or a timeline for its development, except that it will be planned for post-Phase I completion and once funding has been secured. The full site is being assessed in this Environmental Assessment (EA) but the ability to aggregate is limited due to the lack of definitive information on what is currently only conceptualized based on the site being of adequate size to accommodate a potential 64-unit Phase II.

Phase I ESA is composed of eight (8) two-story wood framed building with pitched roofs. Unit mix includes fourteen (14) one-bedroom units, sixteen (16) two-bedroom units, twelve (13) three-bedroom units, eight (8) four-bedroom units and one (1) three-bedroom manager unit. Buildings are arranged around a central community building with multiple points of ingress and egress. A total of 77 parking stalls are dispersed along the drive aisle and provide convenient access to all units. Residents of Cordillera Commons will have access to interior community spaces, outdoor play spaces for children, and picnic-relaxation areas. The community room at Cordillera Commons will accommodate services for families and children, community events, and property management-related functions. The property will provide on-site laundry facilities. Emphasis will be placed on efficient mechanical systems (HVAC, water heating) and efficient shell measures (light color stucco, metal roofing/single-ply TPO). The site will also utilize drought resistant landscaping. The project will comply with California Title 24 requirements for energy efficiency. Units will be equipped with heat pump space heating and have Energy Star appliances including refrigerators, ovens and ranges, and dishwashers. The project will also feature an extensive solar array that will significantly reduce the electricity usage of the project.

The project will include full-site landscaping, all necessary infrastructure replacement including, but not limited to curbing, gutters, sidewalks, street lighting and storm drains.

Construction equipment and materials staging will be onsite. Large capacity waste bins will be located onsite to collect construction material waste under contract with the local waste management service provider to pick up and dispose of all non-hazardous waste. Hazardous waste materials, if any, will be handled and disposed of following local, state and federal protocols using a licensed hazardous waste disposal company.

As there are no special site conditions requiring specialized equipment, standard construction equipment will be utilized including, but not limited to, skid-steer equipment, bulldozers, backhoes, graders, trenchers, roller soil compactors, lifts (both for workers and materials), water trucks, dump trucks, concrete trucks and various delivery trucks for material deliveries. There may be some cut and fill and minor leveling of the site with the average depth of ground to be approximately three (3) feet or less with the exception of main utilities which may be trenched up to eight (8) feet. A construction timeline has not been finalized yet.

Estimated total funding for the project is $30,549,669, including the following ***Currently Projected Permanent Sources of Project Funding:***

1.	City of San Joaquin HOME Program Income	$ 875,456
2.	HOME – 23-HOME-16307	$12,000,000
3.	City of San Joaquin PLHA	$ 265,000
4.	HA Land Seller Financing	$ 458.000
5.	Deferred Developer Fee	$ 500,000
6.	Housing Relinquished Fund Corporation	$ 300,000
7.	General Partner Equity	$ 100
8.	Tax Credit Equity (Net Syndication)	$16,151,113
	TOTAL SOURCES	**$30,549,669**

FINDING OF NO SIGNIFICANT IMPACT

The City of San Joaquin 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) and is available at the City of San Joaquin City Hall, 21900 Colorado Avenue, San Joaquin, CA 93660, and may be examined or copied Monday thru Thursdays 8:30am to 4:30pm, or on the City's website at https://cityofsanjoaquin.org

PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this determination may submit written comments on the ERR to the City of San Joaquin City, 21900 Colorado Avenue, San Joaquin, CA 93660, Attention: Elizabeth Cabrera, MBA, City Manager. Comments may also be submitted via email to elizabethc@cityofsanjoaquin.org. All comments received by 5 p.m. November 17, 2026, will be considered by the City of San Joaquin prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of San Joaquin certifies to HCD that Elizabeth Cabrera, in her capacity as the City Manager and as the NEPA 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 approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City of San Joaquin to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HCD will accept objections to the Environmental Certification and its release of HOME and HOME PI funds for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if the objection(s) is based on one of the following: (a) the certification was not executed by the Certifying Officer of the City of San Joaquin; (b) the City of San Joaquin has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the RE has omitted one of more steps in the preparation, completion or publication of the Environmental Assessment per 24 CFR Subparts E, F, or G of Part 58, as applicable; (d) 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; or (e) 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 mailed or emailed to HCD: if by email as follows: Attn: Jason Bradley, Project Origination Branch Chief at NEPAcomments@hcd.ca.gov, or if by mail to:

California Department of Housing and Community Development
Division of Federal Financial Assistance
651 Bannon Street
Sacramento, CA 95811
Attn: Jason Bradley, Project Origination Branch Chief

Potential objectors should contact HCD via NEPAcomments@hcd.ca.gov to verify the actual last day of the objection period.

Elizabeth Cabrera, City Manager

Posted: 11.2.26