

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

November 10, 2022

City of Pasadena  
Department of Housing  
649 North Fair Oaks, Suite 202  
Pasadena, California 91103  
(626) 744-8316

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of Pasadena.

**REQUEST FOR RELEASE OF FUNDS**

On or about Monday November 28, 2022, the City of Pasadena (City) will submit a request to the U.S. Department of Housing and Urban Development (“HUD”) for the release HOME Investment Partnership funds, under Title II of the Cranston-Gonzales National Affordable Housing Act of 1990 as amended, to undertake a project known as the 280 Ramona Senior Housing Project, for the purpose of construction of a new five-story, 106-unit senior affordable housing building on the southwest corner of Ramona Street and Garfield Avenue in the City of Pasadena’s Civic Center Historic District. The Project Site is irregularly shaped and is made up of a single parcel (Assessor’s Parcel Number 5723-018-910), totaling approximately 0.99 acres in size. The proposed structure would have a building footprint of 18,104 square feet and would rise to five stories above grade (59 feet, 6 inches). In total, the proposed building’s gross floor area would be 77,150 square feet. The Project would include a courtyard on the ground floor of the development, which would be accessible to the public through the structure’s main entrance on the southeast corner of the Project Site. This main entrance is angled to face the Centennial Plaza circle formed by the intersection of Holly Street and Garfield Avenue to the southeast. The courtyard would include planters, furniture, and a trellis designed to create a courtyard for use by the public and the building’s senior residents. The building would be set back approximately 45.5 feet from Garfield Avenue (with approximately 35.5 feet between a decorative planter in front of the proposed building and Garfield Avenue) and approximately 36 feet from Holly Street. The proposed building would be set back approximately 10 feet from the Centennial Place/YMCA building to the west. This separation between the two buildings would include a hardscape path and landscaped area. Funding would include HOME Investment Partnership Act (“HOME”) and HOME Community Housing Development Organization (“CHDO”) funds in the total amount of \$2,756,073.

**FINDING OF NO SIGNIFICANT IMPACT**

The City of Pasadena 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) which can be accessed online at the following website: <https://www.cityofpasadena.net/housing/>. The ERR will also be made available to the public for review at the office of the City of Pasadena, Department of Housing,

649 North Fair Oaks, Suite 202, Pasadena, California 91103 and may be examined or copied Monday through Thursday from 8:30 AM to 4:30 PM (except for office closures on holidays) by appointment. To request an appointment, please contact James Wong, Senior Project Manager, City of Pasadena Department of Housing at [jwong@cityofpasadena.net](mailto:jwong@cityofpasadena.net) or (626)744-8316.

## PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to James Wong, Senior Project Manager, City of Pasadena Department of Housing at 649 North Fair Oaks, Suite 202, Pasadena, California 91103 or [jwong@cityofpasadena.net](mailto:jwong@cityofpasadena.net). All comments received by November 25, 2022 will be considered by the City prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

## ENVIRONMENTAL CERTIFICATION

The City certifies to HUD that William K. Huang in their capacity as Certifying Officer/Director of Housing with the City of Pasadena 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 Program funds.

## OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the City's environmental 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 City of Pasadena; (b) the City 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; 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 HUD administration office at 300 North Los Angeles Street Suite 4054, Los Angeles, California 90012. Objections can also be submitted to the City's HUD representative Faye L. Barnes via email at [Faye.L.Barnes@hud.gov](mailto:Faye.L.Barnes@hud.gov). Potential objectors should contact HUD to verify the actual last day of the objection period.

*William K. Huang, Certifying Officer/ Director of Housing*

MIGUEL MÁRQUEZ, City Manager  
P.O. Box 7115  
Pasadena, CA 91109

APPROVED AS FORM  
Dion O'Connell, Deputy City Attorney