

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

Date of Notice: July 25, 2022

Responsible Entity (RE): County of Santa Cruz

Address: County of Santa Cruz, Community Development & Infrastructure Dept., Attn: Tracy Cunningham, Housing Specialist, 701 Ocean Street, Room 418, Santa Cruz, CA 95060

Telephone Number: (831) 454-2580 **Email:** CEQA-NEPA@santacruzcounty.us

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the County of Santa Cruz.

REQUEST FOR RELEASE OF FUNDS

Initial local community outreach meeting was held on January 10th, 2022, where comments and concerns from the neighborhood were received and documented and a follow-up meeting a few weeks later, addressed how the project would accommodate feedback and address concerns.

On or about August 10, 2022, the County of Santa Cruz will authorize the Housing Authority of the County of Santa Cruz to submit a request to HUD for the release funds for 19 Vouchers under Section 8(o)(13) of the Housing Act of 1937, (42 USC 1437f), as amended (including 15 Project Based and four (4) Tenant Selection Vouchers, plus one manager's unit.), to undertake a project known as Veterans Village Supportive Housing to be developed on two parcels totaling approximately 5.9 acres located at 8705 Highway 9, Ben Lomond, CA 95005, (APN #s 078-273-15 and 078-272-06), (the "Project") for the purpose of partially funding the rehabilitation, conversion, and addition of 20 permanent supportive housing units for low-income veterans, including one manager's unit, in the Ben Lomond area of unincorporated Santa Cruz County, CA. The Total Development Cost (TDC) for the Project is estimated to be Ten Million Five-Hundred Thousand Dollars (\$10,500,000), plus 20 years of up to 19 Vouchers: 15 Project-Based Vouchers, and four (4) Tenant Selection Vouchers with an estimated value of up to \$10.523 million. The project will consist of remodeling the existing single-family dwelling and 10 cabins, converting the existing stand-alone 3-car garage into 3 living units, a laundry room, leasing office, and bathroom, and the installation of 6 new modular 1-bedroom units. All existing cabins will be converted to electric only and all bathrooms and kitchens will be upgraded with new flooring. All new modulars will be approximately 384 SF 1-bedroom units and meet HCD Building code, be fully sprinklered, WUi compliant and will be wood-framed. The exterior will be horizontal painted siding with roof shingles and the structures will have pitched roof. Minimal remodeling work is planned in the main family dwelling, which consists of removing the main fireplace, enlarging of a doorway, finishing closets, and painting and decorating. Common areas will include, the leasing office, laundry facilities and a bathroom, all located in the garage remodel area. Each tenant will be responsible for their own electric which will be separately metered. The landlord will pay for trash expense and common area utilities.

Sources of funding include Santa Cruz County Bank Loan: \$2,380,000, Community Foundation Loan: \$500,000, Seller Take Back Loan: \$195,000, and Homekey Grant: \$6,425,000 for an estimated TDC of \$10,500,000.

FINDING OF NO SIGNIFICANT IMPACT

The County of Santa Cruz 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) on file at the Santa Cruz County Planning Department located at 701 Ocean St. 4th Floor, Santa Cruz, CA 95060. The ERR is available to the public for review online at the link below:

<https://www.sccoplanning.com/PlanningHome/Environmental/CEQAInitialStudiesEIRs/CEQADocumentsOpenforPublicReview.aspx>

A paper copy of the ERR is available for review upon request at the Planning Department during regular counter hours. Please call (831) 454-2580 or see the link below for current Planning Dept. Counter Hours:

<http://www.sccoplanning.com/PlanningHome/PlanningCounterHours.aspx>.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the County of Santa Cruz Community Development and Infrastructure Dept., Attn: Tracy Cunningham, 701 Ocean Street, Room 418, Santa Cruz, CA 95060, or by email to: CEQA-NEPA@santacruzcounty.us.

All comments received by August 9, 2022, will be considered by the County of Santa Cruz prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The County of Santa Cruz certifies to HUD that Matt Johnston, Principal Planner, Environmental Coordinator, County of Santa Cruz Community Development and Infrastructure Department, 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 the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the County of Santa Cruz to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the County of Santa Cruz'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 County of Santa Cruz; (b) the County of Santa Cruz 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 emailed to HUD Region IX, to todd.r.greene@hud.gov. Potential objectors should contact HUD via email to todd.r.greene@hud.gov to verify the actual last day of the objection period.