

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

Date of Notice: June 4, 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

On or about July 5, 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 35 Project-based Vouchers under Section 8(o)(13) of the Housing Act of 1937, (42 USC 1437f), as amended (including 17 “VASH” vouchers), to undertake a project known as Park Haven Plaza Permanent Supportive Housing to be developed on two parcels totaling approximately 1.4 acres located at 2838 and 2840 Park Avenue, Soquel, CA 95073, (APN #s 037-231-22 and 037-231-23), (the “Project”) for the purpose of partially funding the construction of 35 affordable housing units for low-income households, and one manager’s unit, in the Soquel area of unincorporated Santa Cruz County, CA. The Total Development Cost (TDC) for the Project is estimated to be Nineteen Million Eighteen Thousand One Hundred Twenty-four Dollars (\$19,018,124.00), plus 20 years of up to 36 Project Based Vouchers with an estimated value of up to \$20.05 million. The Project will consist of 3 stories of residential units over tuck-under parking, containing a total of 36 one- and two-bedroom apartments. The building will be constructed using modular housing units manufactured offsite and assembled onsite into the building. The Project will also include a leasing office, community room, and laundry rooms. The project will contain thirty-two (32) 430 SF 1-bedroom units and four (4) 660 SF 2-bedroom units. The community room will be approximately 1,550 SF. The building will be Type V construction, fully sprinklered, per the California Building Code with wood-frame modular construction. The exterior will be painted stucco, with horizontal lap siding and a flat roof. Each apartment will include a range, refrigerator, garbage disposal, heating, closets, blinds, vinyl flooring in kitchens and bathrooms, private patio/deck, shielded external lights and reflective film on windows facing the adjacent riparian corridor to prevent light impacts, separate unit storage, and will include CAT 5 or higher wiring. The apartments will be designed for energy efficiency and will include energy-efficient appliances consistent with California Energy Code (Title 24). Common amenities will include laundry facilities, on-site management and services, and a meeting room.

Sources of funding include Construction to Permanent Loan: \$6,857,124; a County of Santa Cruz loan of \$1,501,000; and an HCD Homekey Capital Award of \$10,660,000 for an estimated TDC of \$19,018,124.

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 July 5, 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, at RROFSFRO@hud.gov and todd.r.greene@hud.gov. Potential objectors should contact HUD via email at RROFSFRO@hud.gov and todd.r.greene@hud.gov to verify the actual last day of the objection period.