

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

July 15, 2022

County of Santa Clara, Office of Supportive Housing
150 W Tasman Drive, Suite A2
San Jose, CA 95134
(408) 278-6400

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the County of Santa Clara, Office of Supportive Housing, and EAH Housing.

REQUEST FOR RELEASE OF FUNDS

On or about **August 1, 2022**, the County of Santa Clara will submit a request to the United States Department of Housing and Urban Development (HUD) for the release of 2022 Community Development Block Grant (CDBG) funding of \$2,305,518, under Title I of the Housing and Community Development Act of 1974 and Section 8 Project Based Vouchers (PBVs) funds for 27 vouchers under Section 8 of the Housing Act of 1937, as amended, to undertake a project known as 330 Distel Circle Residential Project for the purpose of building a 90-unit, 100-percent affordable apartment building at 330 Distel Circle in Los Altos, California (APN: 170-04-051).

EAH Housing proposes to develop the project on this 0.87 acre site. The proposal will demolish the existing 12,120 sq. ft. office building with improvements and construct a new, five-story apartment building totaling approximately 116,040 square feet. A total of 90 units of affordable housing will be constructed with a mix of unit types. The unit mix will be 24 studios, 20 one- bedroom units, 21 two bedroom units, and 23 three- bedroom units and two – two bedroom units for property management units. The ground floor would contain the residential lobby, utility, trash, and maintenance rooms, bike storage, car parking (including mechanized parking stalls), and loading stalls. The residential lobby would consist of the leasing office and meeting room space, a co-working area, a multi-purpose room with restrooms, and laundry, package, and mail rooms. Garage parking consists of 90 parking spaces, including 4 Electric Vehicle (EV) charging stations and 45 bicycle parking stalls. The project includes 97,910 square feet of residential building areas, and 18,130 square feet of parking garage area. Within the building there will be dedicated areas as follows: 10,130 square feet of community space at level 1 and 2, 5,530 square feet of 2nd floor courtyard, and 3,690 square feet of open space at ground level.

The five-story building would have a maximum building height of 64 feet and a density of 103.45 dwelling units per acre. The project is 100% affordable units.

The funding sources for the project include \$2,305,518 of Community Development Block Grant funding, and the developer intends to request 27 project-based vouchers. The total project cost is estimated to be \$93,484,256.

FINDING OF NO SIGNIFICANT IMPACT

The County of Santa Clara 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 County of Santa Clara, Office of Supportive Housing at 150 West Tasman Drive, Suite A2, San Jose, CA 95134 and may be examined or copied on weekdays 8 A.M. to 5 P.M. or by appointment. The ERR is also available on the County's website under Distel Circle-Los Altos at <https://osh.sccgov.org/housing-community-development/county-led-projects>.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Natalie Monk, County of Santa Clara, Office of Supportive Housing at 150 West Tasman Drive, Suite A2, San Jose, CA 95134, or via email at natalie.monk@hhs.sccgov.org. All comments received by **5:00 p.m. July 31, 2022**, will be considered by the County of Santa Clara 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 Clara, Office of Supportive Housing certifies to HUD that Consuelo Hernandez in her capacity as Director for the County of Santa Clara, Office of Supportive Housing 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 EAH Housing to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the County of Santa Clara, Office of Supportive Housing 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 Clara, Office of Supportive Housing; (b) the County of Santa Clara 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 Department of Housing and Urban Development, Office of Public Housing, and sent to the following email address at CPD_COVID-19OEE-SFO@hud.gov and todd.r.greene@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period.

Consuelo Hernandez, Director
County of Santa Clara, Office of Supportive Housing