

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

October 21, 2022

County of Santa Clara - Office of Supportive Housing  
150 W Tasman Drive, Suite 2A  
San Jose, CA 95134

City of Palo Alto  
285 Hamilton Avenue, Suite 100  
Palo Alto, CA 94301

This Notice shall satisfy the above-cited two separate but related procedural notification requirements for activities to be undertaken by the County of Santa Clara and the City of Palo Alto.

**REQUEST FOR RELEASE OF FUNDS**

On or about **November 7, 2022**, the County of Santa Clara and the City of Palo Alto will each submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of federal funds. The combined County and City investment of federal funding is \$1,000,000 in Home Investment Partnerships Program (HOME) funds as authorized by the National Affordable Housing Act of 1990, Title II, as amended and \$356,330 in Community Development Block Grants/Entitlement Grants, as authorized by the Housing and Community Development Act of 1974, Title I, Part 24, Section 570, Public Law 93-383, 88 Stat. 633, 42 U.S.C. 5301-5321, as amended, respectively; and, authorize the Housing Authority of the County of Santa Clara to submit a request for 25 Project-Based Section 8 Vouchers, as authorized by the United States Housing Act of 1937, Section 8 (c) (9), as amended; to undertake a project known as **Mitchell Park Place** for the purpose of providing affordable housing.

Eden Housing proposes to develop the Mitchell Park Place project on a 0.78 acre site (APN 132-06-039) with address 525 East Charleston Road, Palo Alto, Santa Clara County, California 94306. Existing improvements will be demolished by the County of Santa Clara as property owner. Eden Housing will construct 50 affordable housing units in one four-story building. The proposed unit mix is 37 studios, eight one-bedroom units and five two-bedroom units. One two-bedroom unit will be reserved for an on-site manager. As a special needs housing project located near frequent transit, no residential parking spaces are required by the City of Palo Alto. However, 19 parking spaces will be provided for the commercial space (11 spaces are required by the City of Palo Alto), including three parking spaces with electric vehicle charging infrastructure. Bicycle parking will be provided on site with 50 long-term spaces and seven (7) short-term spaces for a total of 57 bicycle parking spaces. Supportive service areas include a community lounge with kitchen, support and meeting space, Eden offices, library and tech lounge, and respite rooms. Eden Housing will construct the improvements and enter into a ground lease of the property. The site is currently improved with a 4,000 square foot, one-story commercial building constructed in 1973 with associated parking areas. The site is covered in impervious surfaces and contains no exposed soil except for small landscaped areas. The site is zoned PF – Public Facilities and the General Plan Land Use designation

is MISP – Major Institution / Special Facility. A minimum of 15% of the units will be accessible for the mobility impaired and 10% of the units will have communication features for the visually and/or auditory impaired. Half of the units (25 units) will have a leasing preference for adults with intellectual or developmental disabilities. The project is 100% affordable for residents earning 80 percent or less of Area Median Income (AMI).

Total project cost is estimated to be \$40,000,000.

#### **FINDING OF NO SIGNIFICANT IMPACT**

Acting as the Responsible Entity under a Lead Agency Agreement with the City of Palo Alto, 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 2A, San Jose, CA 95134 and may be examined or copied on weekdays 8 AM to 5 PM or by appointment. The ERR is also available to the public for review electronically. The ERR can be accessed online at the following website: <https://osh.sccgov.org/housing-community-development/county-ledprojects>.

#### **PUBLIC COMMENTS**

Any individual, group or agency disagreeing with this determination or wishing to comment on the project may submit written comments on the ERR to Natalie Monk, County of Santa Clara, Office of Supportive Housing at 150 West Tasman Drive, Suite 2A, San Jose, CA 95134, or via email at [Natalie.Monk@hhs.sccgov.org](mailto:Natalie.Monk@hhs.sccgov.org). All comments received on or before **November 6, 2022**, will be considered by the County of Santa Clara and City of Palo Alto prior to submission of a request for release of funds. Comments should specify which Notice they are addressing.

#### **ENVIRONMENTAL CERTIFICATION**

The County of Santa Clara certifies to the U.S. HUD that Consuelo Hernandez, in her capacity as Director, Office of Supportive Housing, County of Santa Clara, in her capacity as NEPA Certifying Officer for the respective jurisdictions, 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 Clara and the City of Palo Alto to use Program funds.

#### **OBJECTIONS**

HUD will accept objections to its release of funds and the County of Santa Clara's Environmental Certification for a period of fifteen days following the anticipated submission date or the 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 or other officer of the County of Santa Clara; (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/State; 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's San Francisco Regional Office at [CPD\\_COVID-19OEE-SFO@hud.gov](mailto:CPD_COVID-19OEE-SFO@hud.gov) , and [todd.r.greene@hud.gov](mailto:todd.r.greene@hud.gov). Potential objectors should contact HUD to verify the actual last day of the objection period.

Consuelo Hernandez, Director and NEPA Certifying Officer  
County of Santa Clara, Office of Supportive Housing