

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

Date of Notice: January 31, 2022  
Responsible Entity (RE): County of Santa Cruz  
Address: County of Santa Cruz Planning Dept, Attn: Environmental  
Coordinator, 701 Ocean Street, Room 418, Santa Cruz, CA 95060  
Telephone Number: (831) 454-2580

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 February 16, 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 37 Project-based Vouchers under Section 8(o)(13) of the Housing Act of 1937, (42 USC 1437f), as amended, to undertake a project known as Pippin Phase II located on a 14.8-acre site at 78 Atkinson Lane, Watsonville, CA 95076, and an adjacent parcel at [no situs address] Brewington Avenue, Watsonville, CA (APNs: APN 019-236-01 and 048-221-09), (the “Project”) for the purpose of partially funding the construction of 80 affordable housing units for low-income households in Watsonville and unincorporated Santa Cruz County, CA. The Total Development Cost (TDC) for the Project is estimated to be Fifty-Seven Million One Hundred Thirty Thousand Six Hundred Fifty-eight Dollars (\$57,130,658.00) plus 20 years of 37 Project Based Vouchers with an estimated value of \$12.8 million. The Project will consist of three, 3-story, wood-frame residential buildings with a total of 80 apartments ranging in size from one- to three-bedrooms. The Project will also include a leasing office, community room with full kitchen and computer stations, and laundry rooms. The project will contain thirty-two (32) 563 SF, 1-bedroom units, twenty-four (24) 849 SF, 2-bedroom units, and twenty-four (24) 1,123 SF, 3-bedroom units. The community room will be approximately 908 SF. The building will be Type V construction, fully sprinklered, per the California Building Code with wood-frame construction. The exterior will be painted stucco and horizontal lap siding with wood trim and roofing shingles, and the structures will have pitched roofs. Each apartment in the proposed development will include the following amenities: range, refrigerator, garbage disposal, heating, plastic laminate countertops, coat closets, blinds, vinyl flooring in kitchens and bathrooms, private patio/deck, separate unit storage, and will include CAT 5 wiring. All of the apartments will be designed for energy efficiency and will include energy-efficient appliances consistent with California Energy Code (Title 24). The project will have photovoltaic panels to reduce energy consumption from the grid and reduce project operating costs. Sources of funding include Permanent Loans, Tranche A: \$3,574,000, and Tranche B: \$8,838,000; a County of Santa Cruz loan of \$3,500,000; an HCD Joe Serna Jr. Farmworker Housing Loan of \$7,421,843; Accrued Deferred Interest of \$389,461; and \$33,407,353 in LIHTC Equity for an estimated TDC of \$57,130,658.

## 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. 4<sup>th</sup> Floor, Santa Cruz, CA 95060. The ERR is available to the public for review online at the link below: [CEQA Documents Open for Public Review \(sccoplanning.com\)](http://www.sccoplanning.com)

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, Attn: Suzanne Ise, 701 Ocean Street, Room 418, Santa Cruz, CA 95060, or by email to [CEQA-NEPA@santacruzcounty.us](mailto:CEQA-NEPA@santacruzcounty.us). All comments received by February 15, 2022, by 5 p.m. 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 Stephanie Hansen, Interim Assistant Director, Santa Cruz County Planning Department, in her 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](mailto:RROFSFRO@hud.gov) and [todd.r.greene@hud.gov](mailto:todd.r.greene@hud.gov). Potential objectors should contact HUD via email at [RROFSFRO@hud.gov](mailto:RROFSFRO@hud.gov) and [todd.r.greene@hud.gov](mailto:todd.r.greene@hud.gov) to verify the actual last day of the objection period.