

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

**June 14, 2024**

County of El Dorado  
Planning and Building Department  
2850 Fairlane Court  
Placerville, CA 95667

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by El Dorado County.

**REQUEST FOR RELEASE OF FUNDS**

On or about July 2, 2024, El Dorado County (County) will submit a request to the U.S. Department of Housing & Urban Development (HUD), Region IX, for the release of County funding under the Public Housing Agency's (PHA's) Housing Choice Voucher (HCV) Program under the Section 8 (o) (13) of the U.S. Housing Act of 1937 (42 U.S.C. 1437f (o) (13)), § 983 and under VASH U.S Housing Act of 1937, 42 U.S.C. 1437f(o)(19) for a project known as the El Dorado Haven Project. The Project is located next to 6500 Pleasant Valley Road, El Dorado County (APN 033-1301-017). The proposed project involves new construction of a 65-unit family affordable housing transit-oriented development on approximately 4.66 acres. The project would construct five two-and three-story buildings consisting of 20 one-bedroom, 27 two-bedroom, and 18 three-bedroom units. Indoor amenities would include staff offices, community space (conference room, multipurpose room, kitchen), and laundry facilities to help residents feel connected to one another and foster a community atmosphere. Outdoor amenities would include an outdoor patio and open green and recreational spaces. The project would have an approximate depth of excavation of 4 feet with up to 7 feet for the sewer system. The project is requesting \$5,437,440 (over a 20-year contract) in Project Based Vouchers and \$1,852,800 (over a 20-year contract) in VASH funds. The total estimated project cost including HUD and non-HUD funds is approximately \$43,902,870.

**FINDING OF NO SIGNIFICANT IMPACT**

The County 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) which can be accessed online at the following website: <https://www.eldoradocounty.ca.gov/Land-Use/Long-Range-Planning>. The ERR can also be requested electronically. Please submit your request by email to Bret Sampson at [Bret.Sampson@edcgov.us](mailto:Bret.Sampson@edcgov.us).

**PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments on the ERR to County. All comments received **NO LATER THAN 5:00 PM on July 1, 2024** will be considered by County prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

## **ENVIRONMENTAL CERTIFICATION**

El Dorado County certifies to HUD that Bret E. Sampson, in his capacity as Planning Manager 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 to use program funds.

## **OBJECTIONS TO RELEASE OF FUNDS**

HUD will accept objections to its release of funds and the County'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 El Dorado County (b) El Dorado County 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 HUD - San Francisco Regional Office Region 9, Office of Environment and Energy by email at [RROFSFRO@hud.gov](mailto:RROFSFRO@hud.gov). Potential objectors should contact HUD via email to verify the actual last day of the objection period.

Bret E. Sampson, Planning Manager  
El Dorado County