**NOTICE OF FINDING OF NO SIGNFICANT IMPACT AND**

**NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

November 1, 2024

Alameda County Housing & Community Development Department

224 West Winton Avenue, Room 108

Hayward, CA 94544

This notice shall satisfy two separate but related procedural requirements for activities to be undertaken by the Alameda County Housing & Community Development Department (Alameda County HCD).

REQUEST FOR RELEASE OF FUNDS

On or about November 19, 2024, Alameda County will submit a request for the release of HOME Investment Partnerships Program (HOME) Community Housing Development Organization (CHDO) funds under Title II of the Cranston-Gonzales National Affordable Housing Act of 1990, as amended, to undertake the 3900 Thornton Avenue Mixed-Use Project (proposed project).

The 1.04-acre project site is located at 3900 Thornton Avenue in the City of Fremont, California and is identified by Assessor’s Parcel Numbers 501-1426-35, -36 and -37. Currently, the site consists of vacant land that was previously developed with a building and surface parking lot. Surrounding existing uses include a restaurant, single-family residences, and commercial retail uses to the north and northwest, across Thornton Avenue; an automotive repair and services shop, restaurant, and commercial/industrial supply company to the northeast and east, across Post Street; multi-family apartments and commercial uses to the south and southeast; a Carl’s Jr. restaurant to the southwest; and a gas station and convenience store and commercial uses to the west, across Thornton Avenue. The City of Fremont General Plan designates the project site as Commercial-Town Center and the site is zoned as Town Center Pedestrian with a Transit Oriented Development overlay.

The proposed project would include the development of a five-story, 128,782-square-foot (sf) mixed-use building, which would include 83,795 sf of affordable housing and 1,398 sf of commercial uses. Of the residential unit total of 128 units, 36 units would be studio units, 44 units would be one-bedroom units, 28 units would be two-bedroom units, and 20 units would be three-bedroom units. The project would be restricted to households earning, depending on the specific unit, a maximum of 20 to 80 percent of the area median income for Alameda County. The project would also include ground-floor commercial uses immediately to the south of the Thornton Avenue/Post Street intersection. Site access would be provided from Post Street through a new private driveway that would provide vehicular access to a 16,570-sf ground-floor parking garage. With respect to amenities, the project would include, but not be limited to, an at-grade 4,436-sf courtyard, a 1,179-sf basketball court located outside in the southernmost portion of the project site, and a 7,264-sf podium courtyard above the parking garage on the second floor.

The total development cost is projected to be $101,259,485, $642,761 of which would be funded through HOME CHDO funds administered through Alameda County HCD.

FINDING OF NO SIGNIFICANT IMPACT

Alameda County HCD 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 (NEPA) of 1969 is not required. The Environmental Assessment (EA) and additional project information is contained in the Environmental Review Record (ERR), available on Alameda County HCD’s website at:

<https://www.achcd.org/>

PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this determination or wishing to comment on the ERR may submit written comments to Kelly Thiemann, Alameda County HCD Manager, via email at kelly.thiemann@acgov.org. All comments received by November 18, 2024, will be considered by Alameda County HCD prior to authorizing submission of a request for release of funds. Commenters should specify which part of this Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

Alameda County HCD certifies that Michelle Starratt, Alameda County HCD Director, 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. Alameda County HCD’s approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows Alameda County HCD to use HOME CHDO funds.

OBJECTIONS TO RELEASE OF FUNDS

Alameda County HCD will accept objections to the Responsible Entity’s (RE) Request of Release of Funds and Environment Certification for a period of fifteen days following the submission date specified above or the actual receipt of the request (whichever is later) only if they are on the following bases: (a) the certification was not executed by the certifying officer of the RE; (b) the RE has omitted a step or fail to make a determination or finding required by U.S. Department of Housing and Urban Development regulation at 24 CFR Part 58 or by CEQ regulation 40 CFR 1500-1508, as applicable; (c) the RE has omitted one or more steps in the preparation, completion or publication of the Environmental Assessment or Environmental Impact Statement per 24 CFR subparts E,F or G of Part 58, as applicable; (d) the grant recipient or other participant in the development process has committed funds for undertaken activities not authorized by 24 CFR Part 58 before release of funds and approval of the environmental certification; (e) another Federal, State or local agency 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 Kelly Thiemann, Alameda County HCD Manager, at kelly.thiemann@acgov.org. Potential objectors should contact Alameda County HCD to verify the actual last day of the objection period.

Michelle Starratt

Director

Alameda County Housing & Community Development Department

NEPA Certifying Officer