

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

Date of Notice: December 16, 2023

Department of Housing  
County of San Mateo  
264 Harbor Blvd, Building A  
Belmont, CA 94002-4017  
(650) 802-5050

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the County of San Mateo Department of Housing.

The two notices are published in The San Mateo County Times and on the public notices section of the San Mateo County Department of Housing website at <https://www.smcgov.org/housing/doh-public-notice>.

**REQUEST FOR RELEASE OF FUNDS**

On or about January 3, 2024, the County of San Mateo will authorize the Housing Authority of the County of San Mateo to submit a request to the U.S. Department of Housing and Urban Development (HUD) Office of Indian and Public Housing for the release of 24 Project Based Section 8 Vouchers as authorized by the United States Housing Act of 1937, Section 8(c)(9), to undertake a project known as North Fair Oaks Affordable Housing (the "Project") for the purpose of providing affordable housing.

The proposed Project would acquire a 0.46 acre site located at 430-434 Douglas Avenue and 429-431 MacArthur Avenue, Redwood City, CA in the North Fair Oaks neighborhood of unincorporated San Mateo County; demolish existing storage buildings; and construct new affordable housing. The proposed Project would provide 86 units comprised of 47 studios, 29 one-bedroom units; five two-bedroom units and five three-bedroom units on five floors over the ground floor podium. One two-bedroom unit will be reserved for property management and maintenance personnel. The 47 studio units would be +/- 330 square feet; the one-bedroom units would be +/- 590 square feet; the two-bedroom units would be +/- 700 square feet and the three-bedroom units would be +/- 1,000 square feet. On-site amenities would include a community room, community kitchen, courtyard, bicycle storage and laundry facilities. The building would provide 24 parking spaces on the ground floor as allowed by San Mateo County Code reductions per State Density Bonus Law and related incentives. Of the total, 10 would be standard spaces, 12 would be compact spaces, and two would be accessible (e.g., one van space and one standard space). A total of two electric vehicle (EV) spaces would be installed, 11 would be EV ready, and three would be EV capable. A total of 67 bicycle

parking spaces would be provided on-site; 45 private spaces and 22 public spaces. The site would be accessed via MacArthur Avenue. The proposed Project would set aside 28 studio and one-bedroom units for tenants meeting the extremely low income (ELI) criteria who also meet Housing for Healthy California requirements.

Estimated funding for the 24 Project-Based Vouchers is approximately \$11,330,640 over twenty years. The total Project cost is estimated to be approximately \$64,464,768.

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

An Environmental Assessment under 24 CFR Part 58 was conducted for the Project. The County of San Mateo has determined that with mitigation, 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) in the Public Notices file at <https://housing.smcgov.org/doh-public-notice>. The direct link to the ERR for the proposed Project is <https://www.smcgov.org/housing/environmental-review-north-fair-oaks-redwood-city-ca-94063>

If you are unable to access the internet or prefer a hard copy, a copy of the ERR can be mailed to you. Please request a hard copy from Jan Stokley at the Department of Housing, 264 Harbor Blvd, Building A, Belmont, CA 94002 or telephone (650) 802-3397 or via email at [jstokley@smcgov.org](mailto:jstokley@smcgov.org).

### **PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments on the ERR to the County of San Mateo Department of Housing, Attention: Jan Stokley, HCD Supervisor, 264 Harbor Blvd., Bldg. A, Belmont, CA 94002 or electronically to [jstokley@smcgov.org](mailto:jstokley@smcgov.org). All comments received on or before January 2, 2024 will be considered by the County of San Mateo Certifying Officer, prior to authorizing submission of a Request for Release of Funds (RROF). Comments should specify which Notice they are addressing: the Notice of Finding of No Significant Impact *or* the Notice of Intent to Request Release of Funds.

### **ENVIRONMENTAL CERTIFICATION**

The County of San Mateo certifies to HUD that Rose Cade, Deputy Director, Department of Housing, in her capacity as Certifying Officer of the County of San Mateo 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 San Mateo Department of Housing to use Program funds.

### **OBJECTIONS TO RELEASE OF FUNDS**

HUD will accept objections to the Responsible Entity's Request for Release of Funds and Environmental Certification for a period of fifteen days following the anticipated submission date specified above 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 San Mateo Department of Housing; (b) the County of San Mateo has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58 or by CEQ regulations at 40 CFR 1500-1508, if applicable; (c) the Responsible Entity has omitted one or more steps in the preparation, completion or publication of the Environmental Assessment or Environmental Impact Study per 24 CFR Subparts E, F, or G of Part 58 as applicable; (d) 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 and the environmental certification; or (e) another Federal, State or local 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 the HUD grant administration office by email to [RROFSFRO@hud.gov](mailto:RROFSFRO@hud.gov) and to [todd.r.greene@hud.gov](mailto:todd.r.greene@hud.gov). Potential objectors should contact HUD via email to verify the actual last day of the objection period.

Rose Cade, Deputy Director  
San Mateo County Department of Housing  
Certifying Officer for the County of San Mateo