

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

Date of Notice: January 9, 2025

County of San Mateo Department of Housing
264 Harbor Blvd., Building A
Belmont, CA 94002
(650) 453-0696

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

These notices are published 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 28, 2025, the County of San Mateo Department of Housing will submit a request to the U.S. Department of Housing and Urban Development (HUD) Office of Community Planning and Development for the release of \$592,887.50 in Community Development Block Grant (CDBG) Funds as authorized by the Housing and Community Development Act of 1974, as amended, to undertake a project known as 2809 ECR Apartments (the “Project”) for the purpose of providing affordable housing.

Alta Housing (Alta) proposes to develop the Project on a 0.3-acre parcel (APN 054-284-330) with the address 2809 El Camino Real, Redwood City, CA 94061 in the North Fair Oaks neighborhood of Unincorporated San Mateo County. The Project is to demolish two existing structures and construct a new five (5)- story, 100% affordable senior housing development with 51 apartment units comprised of 16 studio units, 34 one-bedroom units, and one (1) two-bedroom unit on four floors of wood frame over a concrete at-grade parking podium with 22 parking stalls.

The 16 studio units would be +/- 375 square feet; the one-bedroom units would be +/- 575 square feet; and the two-bedroom unit would be +/- 952 square feet.

On-site amenities would include a community room and laundry facilities.

The building would provide 22 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, 11 would be standard spaces, 10 would be compact spaces, and one would be accessible. A total of 11 electric vehicle (EV) compliant parking stalls would be installed. A total of eight (8) public bicycle parking spaces would be provided on-site. The site would be accessed via El Camino Real.

Units will be restricted to qualifying seniors aged 62 and above. The 34 one-bedroom units will be restricted to households with incomes no greater than 50% of the Area Median Income (AMI) and

the 16 studio units will be restricted to households with incomes no greater than 30% of AMI. Three (3) of these studio units are subject to a preference for veteran households who are homeless or at risk of homelessness. One two-bedroom unit will be the on-site manager's unit.

The total Project cost is estimated to be approximately \$56,000,000.

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-2809-ECR>.

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 Timothy Ponti, HCD Specialist II at the Department of Housing, 264 Harbor Blvd, Building A, Belmont, CA 94002 or telephone (650) 453-0696 or via email at tponti@smchousing.org. Additional project information is contained in the ERR on file at 264 Harbor Blvd, Building A, Belmont, CA 94002 and may be copied or examined on Mondays, Tuesdays, Wednesdays, and Thursdays from 9:00 A.M to 5:00 P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the County of San Mateo Department of Housing, Attention: Timothy Ponti, HCD Specialist II, 264 Harbor Blvd., Bldg. A, Belmont, CA 94002 or electronically to tponti@smchousing.org. All comments received on or before 5:00pm on January 24, 2025 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 Raymond J. Hodges in his capacity as Director of the County of San Mateo Department of Housing 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 its Release of Funds and The County of San Mateo Department of Housing's 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; (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 the HUD San Francisco Regional Office at One Sansome Street, Suite 1200, San Francisco, CA 94104 or emailed to RROFSFRO@hud.gov. Potential objectors should contact HUD via mail at the above physical address or by email at RROFSFRO@hud.gov to verify the actual last day of the objection period.

Raymond J. Hodges, Director
County of San Mateo Department of Housing
Certifying Officer for the County of San Mateo