

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

Date of Notice: March 30, 2026

Department of Housing
County of San Mateo
264 Harbor Boulevard
Belmont, California 94002
(650) 802-3300

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>. The direct web link to these notices for the proposed Project is <https://www.smcgov.org/housing/notice-environmental-review-rotary-gardens>.

REQUEST FOR RELEASE OF FUNDS

On or about April 20, 2026, the County of San Mateo will authorize the County of San Mateo Department of Housing to submit a request to U.S Department of Housing and Urban Development (HUD) for the release of \$1,002,197 in HOME funds, under Title 24, Subtitle A, Part 92, Subpart G of the Home Investments Partnership Program, of 1990, as amended, for an affordable housing project known as Rotary Gardens.

The subject property is currently a vacant commercial structure, most recently occupied by Liberty Bank for commercial use. Currently no onsite operations exist. The subject property consists of one two-story building constructed in 1971, on 0.96-acres of land. In addition to the current structure, the subject property is also improved with fencing, asphalt-paved parking areas, and associated landscaping.

The proposed development at 500 Linden Avenue consists of two new 6-story residential buildings, each designed as five stories of Type III construction over a one-story plus basement Type I podium. The project will provide 80 affordable senior housing units, including one manager's unit, and will feature structured parking, administrative offices, community spaces, laundry facilities, and landscaped courtyards. Additional site improvements include 52 parking spaces, bicycle parking, and a variety of outdoor amenities such as a meditation corner, bee garden, community patio, exercise and healing gardens, a quiet corner, BBQ area, and other landscaped features to support a vibrant and wellness-focused living environment. The project shall be 100% affordable housing with rent and income-restricted affordable rental units for 55 years. The total project cost is estimated to be \$79,877,218. Six (6) units will be funded by HOME.

The Request for Release of Funds is proposed for the County of San Mateo for the HOME Investment Partnerships (HOME) program funds in the amount of \$1,002,197.

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) on file at <https://www.smcgov.org/housing/doh-public-notice>. The direct link to the ERR for the proposed Project is <https://www.smcgov.org/housing/notice-environmental-review-rotary-gardens>.

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 Manasa Hegde at the Department of Housing, 260 Harbor Blvd, Belmont, CA 94002 or telephone (628)-258-3176 or via email at mhegde@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: Manasa Hegde, HCD Specialist III, 260 Harbor Blvd, Belmont, CA 94002 or electronically to mhegde@smcgov.org. All comments received by 5 P.M. on April 16, 2026, 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 Hodges, Director, Department of Housing, in his 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 to Release of Funds and Environmental Certification for a period of fifteen (15) days following the anticipated submission date specified above or its actual receipt of the request (whichever is later) only if they are 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 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 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 (SFRO), Community Planning and Development (CPD) Division, 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.

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