

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

May 5, 2020

County of San Mateo, Department of Housing
264 Harbor Blvd., Building A
Belmont, CA 94002-4017

This Notice shall satisfy the above-cited separate but related procedural notification requirements for activities to be undertaken by the County of San Mateo.

REQUEST FOR RELEASE OF FUNDS

On or about May 20, 2020, 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 for the release of 33 Project-Based Section 8 Vouchers, as authorized by the United States Housing Act of 1937, Section 8 (c)(9), as amended, to undertake a project known as **Firehouse Square Affordable Housing Project (Flats Project or “Project”)** for the purpose of providing affordable housing.

Firehouse Square Affordable Housing Project (Flats Project or “Project”) is located at 1300 El Camino Real, Belmont, San Mateo County, California 94002 (APNs 045-244-010, 045-244-160 and portions of 045-244-150). The Firehouse Square (Flats Project) is an affordable housing development neighboring a market-rate Project at a site called Firehouse Square. The Flats Project will include 66 affordable housing units on a 0.72 acre site in a three- and four-story building with residential units over partial retail and below grade basement parking garage. The unit mix will be 18 studios, 12 one-bedroom units, 19 two-bedroom units, and 17 three-bedroom units. A 1,095 square foot community room will be created by adaptive re-use of the historic former firehouse façade. A total of 3,783 square feet of retail space will occupy the corner of El Camino Real and O’Neill Avenue. Onsite amenities also include laundry room, lobby and mail room, file room, offices, ‘amenity’ space, and 735 square feet of after school program space. A total of 47 parking spaces will be provided onsite along with 30 bicycle parking spaces. The project will be 100% affordable.

Total project cost is estimated to be \$58,000,000.

FINDING OF NO SIGNIFICANT IMPACT

The County of San Mateo 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. Additional project information is contained in the Environmental Review Record (ERR) on file at <https://housing.smcgov.org/doh-public-notices>.

PUBLIC COMMENTS

Any individual, group or agency disagreeing with this determination or wishing to comment on the project may submit written comments by email to Barbara Deffenderfer, HCD Specialist II, at HCD@smchousing.org. All comments received by 5:00 PM on Tuesday, May 19, 2020 will be considered

by the County of San Mateo prior to submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The County of San Mateo certifies to the U.S. HUD that Raymond Hodges, in his capacity as Interim Director, in his capacity as NEPA 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. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows the County of San Mateo to use Program funds.

OBJECTIONS

U.S. HUD Office will accept objections to the Responsible Entity's (RE) Request for Release of Funds and Environmental 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 or other officer of the County of San Mateo approved by the U.S. HUD; (b) the RE has omitted a step or failed to make a determination or finding required by HUD regulations at 24 CFR Part 58 or by CEQ regulations at 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 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 has committed funds for or 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) and shall be emailed to the HUD grant administration office at: RROFSFRO@hud.gov and todd.r.greene@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period.

Raymond Hodges, Interim Director and NEPA Certifying Officer