

**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT (FONSI) AND
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS (NOI/RROF)**

Date of Notice: December 15, 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 (DOH) and the Housing Authority of the County of San Mateo (HACSM).

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 website link to these notices for the proposed Project is <https://www.smcgov.org/housing/environmental-review-oak-gardens-795-willow-road-menlo-park-ca-94025>.

REQUEST FOR RELEASE OF FUNDS

On or about January 10, 2024, the County of San Mateo will authorize HACSM 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 35 Project Based Vouchers under the HUD Veterans Affairs Supportive Housing Program (HUD-VASH) as authorized under Section 8(o)(19) of the United States Housing Act of 1937 (42 U.S.C. 1437f(o)(19) as amended) and will authorize DOH to submit a request to the HUD Office of Community Planning and Development (HUD-CPD) for the release of approximately \$2,592,208 HOME Investment Partnership Program (HOME) funds under Title II of the Cranston Gonzales National Affordable Housing Act of 1990, as amended, to undertake a project known as Oak Gardens for the purpose of developing affordable housing (“the Project”).

The proposed Project is the construction and operation of a 3-story, 62-unit affordable housing development and surface parking lot located on 2.14 acres, within the southeast quadrant of the Menlo Park Division Campus (795 Willow Road) of the Palo Alto VA Medical Center under an Enhanced Use Lease Agreement. The proposed Project consists of residential apartments, a 59-space surface parking lot, office space for property management and resident services staff, as well as community amenity spaces including a community room with kitchen, outdoor common space, and laundry rooms. Two elevators will serve the upper floors. The proposed Project would provide housing for Veterans and their families who are homeless or at-risk of homelessness with affordability for households with incomes up to 50 percent of area median income. On September 2, 2022, the Palo Alto Health Care System of the Department of Veterans Affairs (“VA”) determined that the Project will have no significant impact on the human environment and made a Finding of No Significant Impact for the development of the proposed Project.

Estimated funding for 35 HUD-VASH Project Based Vouchers is approximately \$12 million over twenty years, and HUD HOME Investment Partnership Program Funds will total \$2,592,208. Estimated total project cost is approximately \$58 million.

FINDING OF NO SIGNIFICANT IMPACT

The Department of Housing of 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 of 1969 (NEPA) is not required. Additional Project information contained in the Environmental Review Record (ERR) may be downloaded from the Department of Housing's website <https://www.smcgov.org/housing/doh-public-notice>. The direct link to the ERR for the proposed Project is <https://www.smcgov.org/housing/environmental-review-oak-gardens-795-willow-road-menlo-park-ca-94025>. If you do not have access to the internet or prefer a hard copy, a copy of the ERR can be mailed to you. Please request a hard copy from Van Diggans at the Department of Housing, 264 Harbor Blvd, Building A, Belmont, CA 94002 or telephone (650) 802-5050 or via email vdiggans@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: Van Diggans, HCD Specialist, 264 Harbor Blvd., Bldg. A, Belmont, CA 94002 or electronically to vdiggans@smcgov.org. All comments received by 5 P.M. on January 9, 2024 will be considered by the County of San Mateo Certifying Officer Rose Cade, prior to authorizing submission of a request for Release of Funds. 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 Housing Authority of the County of San Mateo and the San Mateo County 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; (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

CRF 1500-1508, if applicable; (c) the Responsible Entity has omitted one or more steps in the preparation, completion or publication of the Environmental Assessment 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 emailed to the HUD grant administration office by email to RROFSFRO@hud.gov; to todd.r.greene@hud.gov; and to stanley.w.toal@hud.gov. Potential objectors should contact HUD via email to verify the actual last day of the objection period.

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