



COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

Thomas K. Lai
DIRECTOR

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

Date: April 7, 2023

Marin County Civic Center
3501 Civic Center Drive
Suite 308
San Rafael, CA 94903
415 473 6269 T
415 473 7880 F
415 473 2255 TTY

**County of Marin
Community Development Agency
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San Rafael, CA 94903**

Building and Safety
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www.marincounty.org/cda

This Notice shall satisfy two separate but related procedural requirements for activities to be undertaken by the County of Marin.

REQUEST FOR RELEASE OF FUNDS

On or about the 25th day, of April 2023, the County of Marin will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of 25 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 Drake Avenue Apartments Project occurring at 825 Drake Avenue, Marin City, an Unincorporated part of Marin County, California. No other Community Development Block Grant or HOME Investment Partnerships Program funds are associated with the project at this time.

The project is on a 1.01-acre site, identified by Assessor's Parcel Number (APN) 052-112-03. It is currently developed with a triple-wide manufactured home and a small storage shed in the western portion of the site, as well as a paved driveway which is used by a neighboring apartment complex to the north. The remainder of the project site is undeveloped and populated by trees. Surrounding existing land uses include residential uses to the north, east, and west; and the George Rocky Graham Park, an apartment complex, a daycare center, the Marin County Fire Department Station, and the Marin County Sheriff's Department Station to the south, across Drake Avenue.

The proposed project would include the demolition of all existing on-site structures and subsequent development of a five-story, multi-family affordable housing building. A total of 74 residential units would be developed, consisting of 24 one-bedroom units, 42 two-bedroom units, and eight three-bedroom units. The proposed building would also include a community space, office, and laundry room. The residential units would be affordable for households earning 30 to 70 percent of the annual median income (AMI) for Marin County. The estimated total cost of the proposed project is approximately \$56,822,593. The project anticipates utilizing tax-

exempt bonds, taxable bonds, and Marin Affordable Housing Fund resources to complete construction and support ongoing affordability.

FINDING OF NO SIGNIFICANT IMPACT

The County of Marin 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 the County of Marin, and may be accessed via the following URL: <https://www.onecpd.info/environmental-review/environmental-review-records> or <https://www.marincounty.org/federalgrants> under the National Environmental Policy Act (NEPA) Notices dropdown. The Environmental Review Record shall be available to view at the Marin County Civic Center by appointment. To schedule an appointment contact Community Development Agency staff at federalgrants@marincounty.org or by phone at 415-473-7873.

PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to Housing and Federal Grants Division, County of Marin, Community Development Agency, via email at federalgrants@marincounty.org, or by phone at 415-473-7873. The comment period commences on April 7, 2023 and concludes after 15 days on April 24, 2023 at 4 P.M. All comments received on or before **April 24, 2023 at 4 P.M.** will be considered by the County of Marin prior to submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The County of Marin certifies to the U.S. HUD that Matthew H. Hymel, in his capacity as County Administrator of the County of Marin and 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. If Matthew Hymel is unavailable to certify the record, Leelee Thomas, Deputy Director of Housing and Federal Grants in the Community Development Agency of Marin County, is permitted to sign and certify the record on his behalf. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the County of Marin 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 calendar 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 Marin 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, Section 58.75) and shall be submitted to Todd Greene at HUD at todd.r.greene@hud.gov. Potential objectors should contact todd.r.greene@hud.gov to verify the actual last day of the objection period.

Certifying Officer: Matthew H. Hymel, County Administrator

-Or-

Leelee Thomas, Deputy Director of Housing and Federal Grants