



**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS
NOTICE OF AVAILABILITY OF AN ENVIRONMENTAL IMPACT REPORT**

Date: August 17, 2016

To: State responsible and trustee agencies, federal agencies, and interested parties

Subject: Finding of No Significant Impact, Notice of Intent to Request Release of Funds, and Notice of Availability of an Environmental Impact Report for the Veterans Village Project in the Town of Colma, California.

These notices are circulated jointly by the:

and the:

Housing Authority of the County of San Mateo
264 Harbor Boulevard, Bldg A
Belmont, California 94002

Town of Colma
1190 El Camino Real
Colma, California 94014

These notices shall satisfy the two separate but related procedural requirements for activities to be undertaken by the Housing Authority of the County of San Mateo (Housing Authority) pursuant to the National Environmental Policy Act (NEPA). These notices shall also satisfy the procedural requirements of the California Environmental Quality Act (CEQA) for notification of the availability of the Draft Environmental Impact Report/Environmental Assessment-Finding of No Significant Impact (DEIR/EA-FONSI) for public review and comment.

NEPA: REQUEST FOR RELEASE OF FUNDS

On or about September 06, 2016, the Housing Authority of the County of San Mateo will submit a request to the United States Department of Urban Development (HUD) for the release of Project-Based Voucher funds under Title I/Section 8(0)(13) and (19) of the United States Housing Act of 1937, as amended, and HOME Investment Partnerships Program funds under Title II of the Cranston-Gonzales National Affordable Housing Act of 1990 to undertake a project known as Mercy Housing Colma Veterans Village for the purpose of providing 66 apartments for low-income families in the Town of Colma with preference given to homeless veterans. Requested funds include \$2,720,000 in PBV funds (Section 8 and VASH) and \$1,196,467 in HOME funds, with a total project cost of \$36,000,000. The project is located at 1670-1692 Mission Road, Colma, California.

CEQA: PROJECT DESCRIPTION

The Town of Colma, the CEQA lead agency for the project, has prepared a draft Environmental Impact Report (EIR) for the proposed Veterans Village Project to evaluate the project's potential effects on the environment. Additionally, the Housing Authority of the County of San Mateo (Housing Authority), the NEPA lead agency, has prepared an Environmental Assessment (EA) under the National Environmental Policy Act), because the applicant, Mercy Housing is seeking federal funding through the U.S. Department of Housing and Urban Development (HUD). The Housing Authority is the local agency responsible for implementing HUD's NEPA requirements. Thus, the Town of Colma is the lead agency under CEQA and the Housing Authority is the lead agency under NEPA and a joint EIR/EA has been prepared.

The Veterans Village Project is a proposed 66-unit affordable housing community in the Town of Colma (Town). One of Mercy Housing's missions is to provide housing to underserved populations, including Veterans. The project will provide affordable housing to Veterans and provide on-site services to the residents.

The project proposal includes a new three story residential building and the preservation of a historic building for use by residents. Two large residential courtyards, a garden area, and park area are also planned as part of the proposed development. The project would provide a total of 69 parking spaces in two parking areas; one adjacent to Cypress Lawn Cemetery and another along the BART maintenance road immediately east of the project site.

CEQA: PROJECT LOCATION AND EXISTING CONDITIONS

The proposed affordable housing community would be located at 1670-1692 Mission Road in the Town of Colma (37°40'18" north latitude and 122°27'07" west longitude). The project site is triangular shaped with frontage along Mission Road and is approximately 2.23 acres in size (Assessor's Parcel Number 011-370-220). The project is located within an area of the Town that contains a mix of land uses including cemetery, industrial (auto repair) and residential uses. A maintenance road to a BART ventilation shaft bounds the project site on the east, travels behind the project site and terminates at the BART ventilation shaft. In general, the project parcel is surrounded to the north and east by cemetery and BART uses and to the west and south by auto repair and commercial uses.

Access to the area is provided by nearby major roadways including Mission Road, El Camino Real, Junipero Serra Boulevard, Hickey Boulevard and Collins Avenue. Regional access to the project site is provided by State Route 280. The proposed project site contains vacant land, two unpaved areas used for automobile parking by nearby auto repair shops, and five historic structures associated with the Holy Cross Cemetery pump station (no longer in use). The site contains unmanaged vegetated areas and numerous trees. The project location (1670-1692 Mission Road) is not on any lists enumerated under Government Code section 65962.5 (the Cortese list).

NEPA: FINDING OF NO SIGNIFICANT IMPACT

The County of San Mateo Department of Housing 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 is contained in the Environmental Review Record (ERR) on file at the County of San Mateo Department of Housing, 264 Harbor Boulevard, Building A, Belmont, California 94002, incorporated by reference, and may be examined or copied weekdays 8:00 AM to 5:00 PM.

CEQA: ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS

The Draft EIR identifies potentially significant impacts on the following resources: Biological Resources (nesting birds, roosting bats, and tree removal), Cultural Resources (unrecorded cultural resources, demolition of historic structures, changes in the historic character of the site, and tribal resources). Mitigation measures are proposed to avoid and /or substantially reduce the project's potential effects on Biological Resources and Cultural Resources. However, the demolition of historic structures and the change in the character of the site remain significant and unavoidable CEQA impacts of the project.

CEQA: DOCUMENT AVAILABILITY

A hardcopy of the Draft EIR is available for review at the Colma Planning Department 1190 El Camino Real Colma, California 94014. An Electronic Copy of the Draft EIR can be accessed on the Town's website (www.colma.ca.gov) on the Planning Department's Current Projects Page (Current Projects – 1670-1692 Mission Road).

NEPA: PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the Environmental Assessment or ERR to the County of San Mateo Department of Housing, 264 Harbor Boulevard, Building A, Belmont, California 94002. All comments received by September 05, 2016 will be considered by the Housing Authority prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

CEQA: REQUEST FOR COMMENTS

The purpose of this Notice of Availability is to request comments on the Draft EIR the Town has prepared for the project from state responsible and trustee agencies, federal agencies, and any other person or organization concerned with the environmental effects of the project. The starting and ending dates for the review period during which time the Town will receive comments on the Draft EIR are August 17, 2016 and September 30, 2016, respectively. Please send your written response by the earliest possible date, but no later than 5 PM on September 30, 2016 to:

Mr. Michael Laughlin, City Planner
Town of Colma Planning Department
1190 El Camino Real
Colma, CA 94014-3212

or to michael.laughlin@colma.ca.gov (enter "Veterans Village Project Draft EIR" in the 'Subject' line). Agency responses should include the name of a contact person at the agency.

NEPA: ENVIRONMENTAL CERTIFICATION

The Housing Authority certifies to HUD that Kenneth Cole, in his capacity as Executive Director, and as the 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 Mercy Housing California 66, LP to use Program funds.

NEPA: OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the Housing Authority's certification for a period of fifteen days following the anticipated submission date 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 Housing Authority; (b) the Housing Authority 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 600 Harrison Street, Third Floor, San Francisco, California 94107. Potential objectors should contact HUD to verify the actual last day of the objection period.

Kenneth Cole, Executive Director, Housing Authority of the County of San Mateo; Director,
County of San Mateo Department of Housing
Michael Laughlin, City Planner, Town of Colma Planning Department