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SAN FRANCISCO, CA - 94103-5416

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California )  
County of SAN FRANCISCO ) ss

Notice Type: GPN - GOVT PUBLIC NOTICE

Ad Description:

Mission Bay FONSI

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the SAN FRANCISCO EXAMINER, a newspaper published in the English language in the city of SAN FRANCISCO, county of SAN FRANCISCO, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of SAN FRANCISCO, State of California, under date 10/18/1951, Case No. 410667. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

06/28/2018

Executed on: 06/28/2018  
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Signature

EXM#: 3148309

**NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS; FINAL NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A 100-YEAR FLOODPLAIN; AND NOTICE OF FINDING OF NO SIGNIFICANT IMPACT**

June 28 2017  
Mayor's Office of Housing and Community Development  
City and County of San Francisco  
1 South Van Ness Avenue,  
5<sup>th</sup> Floor  
San Francisco, CA 94103  
415-701-5598

**These notices shall satisfy three separate but related procedural requirements for activities to be undertaken by the Mayor's Office of Housing and Community Development I. REQUEST FOR RELEASE OF FUNDS**

On or about July 16, 2018 the Mayor's Office of Housing and Community Development of the City and County of San Francisco (MOHCD) will authorize the San Francisco Housing Authority (SFHA) to submit a request to the U.S. Department of Housing and Urban Development Office of Public Housing for the release of Project Based Section 8 Vouchers under Section 8(o)(13) of the Housing Act of 1937 (42 U.S.C. § 1437(o)(13)), as amended, to undertake a project known as Mission Bay 6 West Affordable Housing Development.

The project would develop a 152-unit affordable housing structure with roughly a quarter of the units as one-bedroom, half percent as two-bedroom, and a quarter as three-bedroom, and additional units in the form of studios and 4- and 5-bedroom family units. The project ground floor would provide amenities including: building services (community room, multipurpose room, bike and car parking), offices (social services) and building management), a space dedicated to commercial use, a childcare facility, along with various utilities, storage and maintenance rooms. The project would include parking for up to 28 cars, 2 car share spaces, and up to 110 Class 1 bicycle spaces. The project would also provide a variety of open spaces, including residential ground floor entries and stoops, a central

ground level courtyard, a podium courtyard, and balconies.

The building would consist of a maximum of seven floors in various stepped increments (from four to seven stories), with a maximum height not to exceed 74 feet (including stair penthouse roofs. The four-story section would involve wood frame Type V construction, the six-story wing would consist of five stories of wood frame Type III over a Type I concrete podium, and the seven-story wing would consist of Type I concrete. Any earthwork or ground disturbing activities would occur on the project site, an area within the Mission Bay basin that overlays Bay Mud and fill, and therefore requires pile driving to reach bedrock. Project construction would take approximately 24 months to complete.

**II. FINAL NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A 100-YEAR FLOODPLAIN**

MOHCD has conducted an evaluation as required by Executive Order 11988, in accordance with HUD regulations at 24 CFR §55.20 Subpart C Procedures for Making Determinations on Floodplain Management, to determine the potential effect that the activity in the proposed floodplain will have on the human environment for the Mission Bay 6 West Affordable Housing Project.

MOHCD has considered the following alternatives and mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values: (i) The parcels cannot cause current City residents to become displaced; they are within City limits in order for grants to be used by MOHCD and Mercy Housing; they are within the Mission Bay Redevelopment Project area to meet the affordable housing requirement of the larger plan area; and; the site is available and can accommodate the 152 affordable housing units proposed by Mercy Housing, with access to public services; (ii) The following alternatives were considered and determined to be impracticable: Alternative 1.a, and 1.b, Locate the Project Outside of the Floodplain is impracticable



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due to limited availability within the required area, small plot sizes, and lack of current ownership by, or availability to Mercy Housing; Alternative 2, Alternate Action: Locate and Modify the Project Layout within the Floodplain, is impracticable as locating the project within the floodplain with a modified and reduced footprint would fail to provide 152 affordable units within the larger Mission Bay Redevelopment Project area; and Alternative 3, No Action Alternative is impracticable because it would not include raising the base elevation, as discussed below, and would present continued risk to human life and property, and risks feasibility of full buildout due to increased costs, (iii) the following project mitigation measures are proposed: 1) Project Mitigation Measure 1: Construction above the BFE, and; 2) Project Mitigation Measure 2: FEMA Map Revision. In sum, these two measures would reduce risk to life and property and would not impact the existing use of the site, which currently does not serve as a floodplain in a manner compliant with state and local floodplain protection procedures.

MOHCD has reevaluated the alternatives to building in the floodplain. The project has been modified and proposes mitigation to elevate the site so that structures are located outside of the floodplain. Environmental files that document compliance with steps 1 through 8 of Executive Order 11988 are available for public inspection, review and copying upon request at the times and location delineated in the Section III of this notice for receipt of comments. Based on the analysis of the EA this activity will have no significant impact on the environment as all impacts are mitigatable and elevating the site above the anticipated BFE would not interfere with future water patterns.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate

public notice program can be an important public educational tool. The dissemination of information about floodplains can facilitate and enhance federal efforts to reduce the risks associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

### III. FINDING OF NO SIGNIFICANT IMPACT

The Mayor's Office of Housing and Community Development 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 Mayor's Office of Housing and Community Development, 1 South Van Ness Avenue, 5<sup>th</sup> Floor, San Francisco, CA 94103 and may be examined or copied weekdays 9 A.M to 5 P.M. The ERR can also be viewed at the MOHCD website at <http://www.sfmohcd.org/index.aspx?page=1314>. The ERR can also be viewed at <https://www.hudexchange.info/programs/environmental-review/environmental-review-records>.

### IV. PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the Mayor's Office of Housing and Community Development, City and County of San Francisco, 1 South Van Ness Avenue, 5<sup>th</sup> Floor, San Francisco, CA 94103, attn.: Eugene Flannery or to [Eugene.flannery@sfgov.org](mailto:Eugene.flannery@sfgov.org). All comments received by 5:00 pm on July 16, 2018 will be considered by the Mayor's Office of Housing and Community Development prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

### V. ENVIRONMENTAL CERTIFICATION

The City and County of San Francisco Mayor's Office of Housing and Community Development certifies to HUD that Katha Hartley, in

her capacity as Acting Director of the Mayor's Office of Housing and Community Development, 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 Mayor's Office of Housing and Community Development to use Program funds.

### VI. OBJECTIONS TO RELEASE OF FUNDS

HUD 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 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 Mayor's Office of Housing and Community Development; (b) the Mayor's Office of Housing and Community Development 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 CFR 1500-1508, as applicable; (c) the Mayor's Office of Housing and Community Development 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 participant 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, Sec. 58.76) and shall be addressed to Director, Office of Indian and Public Housing, U.S. Department of Housing and

Urban Development, 1 Sansome St #1200, San Francisco, CA 94104. Potential objectors should contact Director, Office of Indian and Public Housing, San Francisco Regional Office — Region IX, One Sansome Street, Suite 1200 San Francisco, California 94104-4430 to verify the actual last day of the objection period.

**Katha Hartley**  
Director, Mayor's Office of Housing and Community Development