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

*January 9, 2025  
City of Lancaster, Pennsylvania, Responsible Entity  
120 N. Duke Street  
Lancaster, PA 17602  
717-291-4711*

*South Ann Concerned Neighbors  
Community Project Funding  
Award # B-24-CP-PA-1938  
\$750,000*

**These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by South Ann Concerned Neighbors.**

**REQUEST FOR RELEASE OF FUNDS**

On or about February 3, 2025, the City of Lancaster, PA will authorize South Ann Concerned Neighbors to submit a request to U.S. Department of Housing and Urban Development for the release of Community Project Funding (CPF) funds under the Consolidated Appropriations Act, as amended (P.L. 118-47), to undertake a project known as 605 Stevens Avenue, Lancaster, PA for the purpose of developing a mixed-used affordable housing, food hub, and restaurant project, with estimated total funding of \$2,001,080.00.

**FINDING OF NO SIGNIFICANT IMPACT**

The City of Lancaster 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 City Hall at 120 N. Duke Street, Lancaster, PA 17602, where the record is available for review and may be examined or copied weekdays 9 A.M. to 4 P.M.

comment. The Request for Release of Funds and Certification should not be submitted before the recipient has responded. If the request is sent by FAX, the original signed form should be mailed to HUD/State. The date of receipt by FAX will be counted as the submission date. However, HUD will not issue the 7015.16 "Authority to Use Grant Funds" until after the original signed form is received.



**U.S. Department of Housing and Urban  
Development**  
451 Seventh Street, SW  
Washington, DC 20410  
[www.hud.gov](http://www.hud.gov)  
[espanol.hud.gov](http://espanol.hud.gov)

**Environmental Assessment  
Determinations and Compliance Findings  
for HUD-assisted Projects  
24 CFR Part 58**

**Project Information**

**Project Name:** Stevens-Avenue-Lancaster-PA-SACN

**HEROS Number:** 900000010437348

**Start Date:** 11/08/2024

**Project Location:** 605 Stevens Ave, Lancaster, PA 17602

**Additional Location Information:**

This project is the northern-most part of a collection of now subdivided properties formerly known as 640 S. Franklin Street or Shell's Disposal-Recycling Center. The property is one of four remaining subdivided pieces of property that has yet to receive a Parcel ID assignment from the County Tax office. (Latitude: 40.030422, Longitude: -76.290079). The City of Lancaster has assigned this parcel the address of 605 Stevens Avenue, Lancaster, PA 17602. The property at 605 Stevens Avenue is an undeveloped parcel of land, approximately 10,000 square feet in size. To the north is Chesapeake Street and the Greiner Advanced Manufacturing Center of the Thaddeus Stevens Tech College. To the west is a vacant grassy piece of land and a one-story residential structure at 606 Stevens Avenue. To the South is newly constructed housing (2-unit duplex). To the East is S. Franklin Street and an apartment complex. The Thaddeus Stevens Foundation plans to pave a road immediately to the west to provide road access to the property.

**Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:**

According to the Project Description provided, the new construction project consists of building a 3,000 square-foot mixed-use structure on a currently vacant 10,000-square-foot lot located at 605 Stevens Avenue, in the College Park Neighborhood of the City of Lancaster, Pennsylvania. The lower level of the structure will contain a food market and a pizza restaurant. The upper level will consist of two-three bedroom apartments for larger families with incomes at or below 65% the annual median income. Note: no scope of work, or professional plans have been provided in preparation of this environmental review.

**Funding Information**

Grant Number	HUD Program	Program Name	
B-24-CP-PA-1938	Community Planning and Development (CPD)	Community Project Funding (CPF) Grants	\$750,000.00

**Estimated Total HUD Funded Amount:** \$750,000.00

Stevens-Avenue-Lancaster-PA-  
SACN

Lancaster, PA

900000010437348

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$2,001,080.00

**Mitigation Measures and Conditions [CFR 1505.2(c)]:**

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

<b>Law, Authority, or Factor</b>	<b>Mitigation Measure or Condition</b>
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	None needed
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	none needed
Hazards and Nuisances including Site Safety and Site-Generated Noise	none needed
Energy Efficiency	none needed
Employment and Income Patterns	none needed
Demographic Character Changes / Displacement	none needed
Educational and Cultural Facilities (Access and Capacity)	none needed
Commercial Facilities (Access and Proximity)	none needed
Health Care / Social Services (Access and Capacity)	none needed
Solid Waste Disposal and Recycling (Feasibility and Capacity)	none needed
Waste Water and Sanitary Sewers (Feasibility and Capacity)	none needed
Water Supply (Feasibility and Capacity)	none needed
Public Safety - Police, Fire and Emergency Medical	none needed
Parks, Open Space and Recreation (Access and Capacity)	none needed
Transportation and Accessibility (Access and Capacity)	none needed
Unique Natural Features /Water Resources	none needed
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	none needed
Climate Change	none needed
Environmental Justice EA Factor	none needed
Permits, reviews, and approvals	No professional plans, drawings, or permits were secured or provided at the time of this environmental review.

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SACN

Lancaster, PA

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**Project Mitigation Plan**

n/a

**Determination:**

<input checked="" type="checkbox"/>	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
<input type="checkbox"/>	Finding of Significant Impact

**Preparer Signature:** *Jennifer Rummel* Signed by: A658D6C73072433... **Date:** 1/9/2025

**Name / Title/ Organization:** Jennifer Rummel / / LANCASTER DocuSigned by: Community Development Administrator

**Certifying Officer Signature:** *Danene Sorace* EDB13A4149564CA... **Date:** 1/10/2025

**Name/ Title:** Danene Sorace, Mayor

**This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).**