

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

April 17, 2023

Sonoma County Community Development Commission  
1440 Guerneville Road  
Santa Rosa, CA 95403

This Notice shall satisfy the above-cited two separate but related procedural notification requirements for activities to be undertaken by the Sonoma County Community Development Commission.

**REQUEST FOR RELEASE OF FUNDS**

On or about May 8, 2023, the Sonoma County Community Development Commission will authorize the Sonoma County Housing Authority to submit a request to the United States Department of Housing and Urban Development (US HUD) for the release of eight (8) 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 **Downtown River Apartments rehabilitation project** for the purpose of providing affordable housing.

Downtown River Apartments is an existing 81 unit affordable apartment building with approximately 5,595 square feet of ground floor commercial space located at 35 East Washington Street, Petaluma, Sonoma County, California 94952. The site is comprised of two contiguous parcels that total 2.22 acres (APNs 007-121-025-000 and 007-121-027-000). The project will convert 3,526 square feet of commercial space into six accessory dwelling units (ADUs) - five 523 square foot one-bedroom units and one 811 square foot two-bedroom unit. After rehabilitation, the project would contain 87 residential units and approximately 2,000 square feet of commercial space. There is no expansion of the building footprint, however some window and door modifications along the building frontage will be needed. Parking spaces dedicated to the commercial space will be available for the new units. Rehabilitation scope of work includes replacement of north façade including selective removal and replacement of stucco and interior work for 15 units to repair dry rot in existing units; window replacement/repair; installation of increased ventilation including fresh air intake, venting and exhausting; replacement of the gas boiler with a heat pump for water heating; lighting upgrades to (LED) lighting; common area upgrades including interior lighting and carpeting; exterior lighting upgrades to existing system; playground/recreation area upgrades to existing play area; and solar panel upgrades to existing system.

The total project cost is estimated to be \$42,513,085.

**FINDING OF NO SIGNIFICANT IMPACT**

The Sonoma County Community Development Commission has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under NEPA is not required. Additional project information is contained in the Environmental Review Record (ERR). The ERR will be made available to the public for review electronically at the following URL:

<https://cpd.hud.gov/cpd-public/environmental-reviews>

## PUBLIC COMMENTS

Any individual, group or agency disagreeing with this determination or wishing to comment on the project may submit written comments to the Sonoma County Community Development Commission, 1440 Guerneville Road, Santa Rosa Avenue, Santa Rosa, CA 95403, Attention: Veronica Ortiz-De Anda, Community Development Associate, (707) 565-7520 or [Veronica.Ortiz-DeAnda@sonoma-county.org](mailto:Veronica.Ortiz-DeAnda@sonoma-county.org) . All comments received on or before May 5, 2023 will be considered by the Sonoma County Community Development Commission prior to submission of a request for release of funds. Comments should specify which Notice they are addressing.

## ENVIRONMENTAL CERTIFICATION

The Sonoma County Community Development Commission certifies to U.S. Department of Housing and Urban Development that Rhonda Coffman, in her capacity as Interim Executive Director, in her 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. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Sonoma County Community Development Commission 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 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 of the Sonoma County Community Development Commission; (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 shall be addressed to Todd R. Greene at the HUD Office of Public Housing at [Todd.R.Greene@hud.gov](mailto:Todd.R.Greene@hud.gov), and potential objectors should contact Todd R. Greene at [Todd.R.Greene@hud.gov](mailto:Todd.R.Greene@hud.gov) to verify the actual last day of the objection period.

Rhonda Coffman, Interim Executive Director and NEPA Certifying Officer