



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

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

**Project Information**

**Project Name:** Downtown-River-Apartments

**HEROS Number:** 900000010289247

**Project location:** 35 E Washington St, Petaluma, CA 94952

**Additional location information:**

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). One parcel contains the building the other is designated "unusable land" due to proximity to the Petaluma River (adjacent). Much of the commercial space has remained vacant for many years. The proposal would include conversion of 3,526 square feet of the commercial space into living space in the form of six accessory dwelling units (ADUs). The proposal would rehabilitate the space into five (5) one-bedroom units of 523 square feet; and one two-bedroom unit of 811 square feet. After rehabilitation, the project would contain 87 residential units and approximately 2,000 square feet of commercial space. The site is located in downtown Petaluma, adjacent to the Petaluma River and surrounded with industrial, commercial, and retail uses.

**Description of the Proposed Project (24 CFR 50.12 & 58.32; 40 CFR 1508.25):**

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). One parcel contains the building the other is designated "unusable land" due to proximity to the Petaluma River (adjacent). Much of the commercial space has remained vacant for many years. The proposal would include conversion of 3,526 square feet of the commercial space into living space in the form of six accessory dwelling units (ADUs). The proposal would rehabilitate the space into five (5) one-bedroom units of 523 square feet; and one two-bedroom unit of 811 square feet. After rehabilitation, the project would contain 87 residential units and approximately 2,000 square feet of commercial space. The existing restaurant tenant will remain, and will not be displaced by the project. There is no expansion of the building footprint, however some window and door modifications along the building frontage will be needed. No excavation or trenching will be required to complete the project. No additional parking will be required based on the ADU regulations; however, there are currently approximately eight (8)

parking spaces dedicated to the commercial space that will be available for the new units. See attached project description.

**Funding Information**

<b>Grant Number</b>	<b>HUD Program</b>	<b>Program Name</b>
TBD	Public Housing,	<u>Project-Based Voucher Program</u>

**Estimated Total HUD Funded Amount:** \$2,409,600.00

**Estimated Total Project Cost (24 CFR 58.2 (a) (5)):** \$45,513,085.00

**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>
Noise Abatement and Control	NI.tFor new residential units that face East Washington Street and will have the existing commercial space windows replaced, the applicant shall replace windows with sound rated assemblies that achieve STC 27 or better.
Vegetation/ Wildlife (Introduction, Modification, Removal, Disruption, etc.)	VWI. Where outdoor work has the potential to disturb nesting birds, a qualified biologist shall inspect vegetation for active nests within seven (7) days of the start of work to confirm that no active nests would be impacted.
Permits, reviews, and approvals	None.

**Project Mitigation Plan**

See attached MMRP.

[MMRP.docx](#)

X Finding of No Significant Impact [24 CFR 58.40(g)(l); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment

Finding of Significant Impact

Preparer Signature: Signature On File

Date: 4/11/2023

Name/ Title/ Organization: Veronica Ortiz-De Anda/ / SONOMA COUNTY

Certifying Officer Signature: Signature On File

04/11/2023 16:01

Date: 4/12/2023

Name/Title: Rhonda Coffman, Interim Executive Director

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).