



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

July 9, 2021

City of Santa Rosa  
Housing and Community Services  
90 Santa Rosa Avenue  
Santa Rosa, CA 95404

This Notice shall satisfy the above-cited two separate but related procedural notification requirements for activities to be undertaken by the City of Santa Rosa.

**REQUEST FOR RELEASE OF FUNDS**

On or about July 26, 2021 the City of Santa Rosa will submit a request to the California Department of Housing and Community Development, acting on behalf of the U.S. Department of Housing and Urban Development for the release of \$11,917,110 in Community Development Block Grant – Disaster Recovery funds, as authorized by the Housing and Community Development Act of 1974, Title I, Part 24, Section 570, Public Law 93-383, 88 Stat. 633, 42 U.S.C 5301-5321, as amended; and will submit a request to the U.S. Department of Housing and Urban Development for the release of thirty (30) 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 **3575 Mendocino Avenue** (project) for the purpose of providing affordable housing for seniors.

The project is located within the City of Santa Rosa (City) in Sonoma County, California. The project site is bordered by Mendocino Avenue to the east, Russell Creek and Kaiser Permanente Santa Rosa Medical Center to the south, US Highway 101 (Hwy 101) to the west, and the Mendocino Overcrossing to the north. The project site is approximately 13.3 acres and consists of a single parcel identified as Assessor's Parcel Number (APN) 173-030-001; however, the proposed stormwater outfall for the project would be located within Russell Creek, an urban tributary located offsite on the adjacent parcel identified as APN 173-030-002.

The project would redevelop the former Journey's End Mobile Home Park site into a transit village residential development with up to 532 high-density multi-family housing units. The proposed transit village would be developed as two separate components consisting of 162 senior affordable housing units on approximately 2.5 acres and up to 370 market rate (i.e., not restricted to age or income level) housing units on approximately 9 acres of the project site. The affordable housing component would be affordable to low-, very low-, and extremely low-income senior households with rental priority given to

qualifying (based on age and income) residents of the former Journey's End Mobile Home Park displaced by the 2017 Tubbs Wildfire. The project would also include construction of a new public street (0.8 acre), approximately one acre of shared open space, on- and off-site utility infrastructure, parking (including surface, covered, and an aboveground parking garage), driveways, frontage improvements, landscaping, and a new storm water outfall into Russell Creek (located off-site).

The project is currently pursuing the funding identified below. On January 25, 2021, the Project was identified by the Santa Rosa Housing Authority for a conditional commitment of \$11,917,110 of Community Development Block Grant – Disaster Recovery (CDBG-DR) funds through HCD's Disaster Recovery Multifamily Housing Program (DR-MHP) for construction-related costs and 30 Project Based Vouchers (PBVs) for Phase I of the affordable housing component. Funding for additional phases has not been awarded at the time of preparation of this notice.

BRJE Communities, LLC (BRJE) is the Applicant of the 3575 Mendocino Avenue Project.

The total project cost is estimated to be \$100,151,693.

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The project would result in potentially significant impacts, however with feasible mitigation all potentially significant impacts would be reduced to a less than significant level. Resource areas with mitigation include air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, tribal cultural resources, and wildfire. The project would implement mitigation measures as identified in Table 1.13-1 of the Sustainable Communities Environmental Assessment (SCEA) and Errata document prepared for the project under the California Environmental Quality Act. The SCEA and Errata can be accessed electronically at:

<https://srcity.org/425/Plans-Studies-EIRs>. The City of Santa Rosa 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 (NEPA) of 1969 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 either electronically or by U.S. mail. Please submit your request by U.S. mail to the City of Santa Rosa, 90 Santa Rosa Avenue, Santa Rosa, CA 95404, Attention: Nicole Rathbun, Interim Housing and Community Services Manager, Housing and Community Services (707) 543-4472 or [nrathbun@srcity.org](mailto:nrathbun@srcity.org). The ERR can be accessed electronically at the link below:

<https://srcity.org/3251/NEPA-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 City of Santa Rosa, 90 Santa Rosa Avenue, Santa Rosa, CA 95404, Attention: Nicole Rathbun, Interim Housing and Community Services Manager, Housing and Community Services (707) 543-4472 or [nrathbun@srcity.org](mailto:nrathbun@srcity.org). All comments received on or before July 15, 2020 will be considered by the City of Santa Rosa prior to submission of a request for release of funds. Comments should specify which Notice they are addressing.

### **ENVIRONMENTAL CERTIFICATION**

The City of Santa Rosa certifies to U.S. Department of Housing and Urban Development that Clare Hartman, in her capacity as Deputy Director, Planning and Economic 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 City of Santa Rosa 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 City of Santa Rosa; (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 both Curt Klaus, the HUD Office of Community Planning and Development (CPD) representative for the City of Santa Rosa, and the San Francisco CPD field office at the following emails: [Curt.Klaus@hud.gov](mailto:Curt.Klaus@hud.gov) and [SFCPDMail@hud.gov](mailto:SFCPDMail@hud.gov). Potential objectors should contact both Curt Klaus and the San Francisco CPD Field Office at [Curt.Klaus@hud.gov](mailto:Curt.Klaus@hud.gov) and [SFCPDMail@hud.gov](mailto:SFCPDMail@hud.gov) to verify the actual last day of the objection period.

Clare Hartman, Deputy Director, Planning and Economic Development and NEPA Certifying Officer