FINDING OF NO SIGNIFICANT IMPACT

AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

January 5, 2022

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 January 21, 2022, 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 $10,319,500 in Community Development Block Grant – Disaster Recovery (CDBG-DR) – DisasterRecovery - Multifamily Housing Program (DR-MHP) funds, of which $10,300,000 will be loan funds for construction of the project and up to $19,500 will be activity delivery costs, 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 53015321, as amended; and will authorize the Housing Authority of the City of Santa Rosa to submit a request to the U.S. Department of Housing and Urban Development for the release of thirty-three (33) Project-Based Section 8 Vouchers as authorized by the UnitedStates Housing Act of 1937, Section 8(c)(9), as amended, to undertake a project known as The Cannery at Railroad Square for the purpose of providing affordable housing.

The Cannery at Railroad Square L.P. proposes to develop The Cannery at Railroad Square affordable housing project on a 1.55 acre site (APN 010-171-018 and a portion of -012) with address 3 West Third Street, Santa Rosa, Sonoma County, California 95401. The proposal will construct a new, six-story elevator-served building containing 129 residential units. The unit mix will be seven (7) studios, 48 one-bedroom units, and 74 two-bedroom units for a total of 129 units. A maximum of 52 parking spaces will be provided on-site which includes three (3) electric vehicle (EV) charging stations and three (3) accessible parking spaces. A total of 50 bicycle parking spaces will be provided in the ground floor parking garage. The ground floor will house the parking garage, two entry lobbies (one at each end of the building), offices, management offices, maintenance shop, mail areas and elevators. Some residential units will be located on the ground floor and face west. The second floor will contain the community room with kitchen, computer room, community outdoor patio, laundry, service office and residential units. A north and south courtyard will be located on the second floor. Floors three through six will contain the residential units. Common outdoor space will be provided along the north and west frontages of the new building. The spaces will provide picnic and BBQ areas, children’s play areas and general gathering spaces. The project will construct a pedestrian promenade from Sonoma-Marin Area Rail Transit (SMART) Railroad Square Station, allowing residents access to high-quality transit within this
Priority Development Area (PDA), as identified in regional Plan Bay Area 2040. The pedestrian and bicycle corridor will connect the site to the Prince Memorial Greenway path along the Santa Rosa Creek adjacent to the west. Several elements of the original historic Cannery, including the brick walls, canopy, and loading dock facing east are incorporated into the design. The project proposes a 59% lot coverage. The project site is zoned TV-M-H-SA: Transit Village Mixed Use – Historic – Station Area. The current zoning allows the proposal and the project is fully entitled. The project is 100% affordable to households earning between 30 and 80 percent of Area Median Income (AMI), averaging 59% AMI.

The total project cost is estimated to be $86,847,000.

**FINDING OF NO SIGNIFICANT IMPACT**

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 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://srcity.org/3251/NEPA-Environmental-Reviews](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. All comments received on or before December 16, 2021 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, 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 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 and SFCPDMail@hud.gov, Todd R. Greene at the HUD Office of Public Housing at Todd.R.Greene@hud.gov, and to the Potential objectors should contact both Curt Klaus and the San Francisco CPD Field Office at Curt.Klaus@hud.gov, SFCPDMail@hud.gov, and Todd R. Greene at Todd.R.Greene@hud.gov to verify the actual last day of the objection period.

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