

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

*Date of Notice: July 13, 2021*

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*Responsible Entity [RE]: City of Petaluma*

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*Address: 11 English Street, Petaluma, CA 94952*

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*Telephone Number: (707) 778-4556*

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the *City of Petaluma*.

**REQUEST FOR RELEASE OF FUNDS**

On or about July 29, 2021, the City of Petaluma will submit a request to HUD for the release of HOME funds under Title 1 of the Housing & Community Development Act of 1974, as amended, to undertake a project known as 414 Petaluma Boulevard North Affordable Housing (the "Project") to be located at 414 Petaluma Boulevard North, Petaluma, Sonoma County, CA (APN: 066-163-044) for the purpose of partially funding the construction of 44 affordable housing units for low-income households in Petaluma, CA. The Total Development Cost for the Project is estimated to be Thirty-five Million One Hundred Sixty-Five Thousand Twenty-Eight Dollars (\$35,165,028.00) plus 20 years of 16 Project Based Vouchers with an estimated value of: \$5,869,856. The project will consist of one (1) 50' tall 4-story wood-frame building. The building will be fully sprinkled and constructed per the California Building Code with wood frame construction. The exterior will be primarily stucco siding, wood trim with a flat roof including photovoltaic electricity generation. There will be two (2) 494 sq. ft. studio units, nineteen (19) 612 sq. ft. one-bedroom units, twelve (12) 820 sq. ft. two-bedroom units, and eleven (11) 1,062 sq. ft. three-bedroom units. On-site management offices and resident community space, including community room and laundry room with 5 washers and 5 dryers, will be located on the ground floor with 3 floors of residential units above. Each apartment in the proposed development will include the following amenities: range, refrigerator, garbage disposal, heating, coat closets, blinds, vinyl flooring, and will include CAT 5 wiring. All of the apartments will be designed for energy efficiency and include energy efficient appliances. The project will also feature photovoltaic panels to decrease the project's energy footprint. Sources of funding include: Conventional Permanent Loan (Tranche B) - \$3,779,000, County - CFH 2019 - \$500,000, County - PLHA 2020 - \$299,393, Petaluma Housing Funds 2020 - \$2,000,000, Petaluma Fee Waiver - \$263,709, HCD - Joe Serna Farmworker - \$2,135,156, HCD - No Place Like Home - \$3,598,072, General Partner Equity - \$100, Limited Partner Equity - \$21,349,260. Estimated TDC- \$35,156,028.

**FINDING OF NO SIGNIFICANT IMPACT**

The City of Petaluma 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). 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 Olivia Ervin, Principal Environmental Planner, M-Group Consulting Planner, Serving the City of Petaluma, 11 English Street, Petaluma, CA 94952 or by email to [oervin@cityofpetaluma.org](mailto:oervin@cityofpetaluma.org)

The ERR can be accessed on-line at the following website: <https://cityofpetaluma.org/midpen-affordable-housing-project/>

## **PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments on the ERR to the City of Petaluma at the above address. All comments received by July 28, 2021 will be considered by the City of Petaluma prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

## **ENVIRONMENTAL CERTIFICATION**

The City of Petaluma certifies to HUD that Olivia Ervin, Principal Environmental Planner, M-Group Consulting Planner, in her capacity as certifying officer for the City of Petaluma, 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 Petaluma to use Program funds.

## **OBJECTIONS TO RELEASE OF FUNDS**

HUD 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 RE; (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 participant 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 must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be emailed to HUD Region IX, at [RROFSFRO@hud.gov](mailto:RROFSFRO@hud.gov) and [todd.r.greene@hud.gov](mailto:todd.r.greene@hud.gov). Potential objectors should contact HUD via email at [RROFSFRO@hud.gov](mailto:RROFSFRO@hud.gov) and [todd.r.greene@hud.gov](mailto:todd.r.greene@hud.gov) to verify the actual last day of the objection period.