



**COMBINED NOTICE OF FINDING OF NO SIGNIFICANT IMPACT (FONSI),
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS (NOI-RROF),
AND FINAL NOTICE AND PUBLIC REVIEW OF A PROPOSED
ACTIVITY IN A 100-YEAR FLOODPLAIN AND WETLAND**

Date of Notice: November 7, 2022

Project Name: Dry Creek Commons Project (Design Review Permit DR 2022-01)

Name of Responsible Entity: City of Healdsburg Community Development Department

Address (e.g., Street No. or P.O. Box): 401 Grove Street, Healdsburg, California 95448

Contact at Response Entity: Ellen McDowell, Senior Planner, City of Healdsburg
Phone: (707) 473-4463 or E-mail: emcdowell@healdsburg.gov

This combined notice satisfies three separate procedural requirements for project activities proposed to be undertaken. Per 24 C.F.R. Part 58.33, this combined Notice of Finding of No Significant Impact (FONSI), Notice of Intent to Request Release of Funds (NOIRROF), and Final Notice and Public Explanation of a Proposed Activity in a 100-Year Floodplain/Wetland. As a result, the comment periods for the FONSI/ NOIRROF and Final Notice and Public Explanation of a Proposed Activity in a 100-Year Floodplain/Wetland have been combined.

Description of the Proposed Project

The Proposed Action (i.e., the Dry Creek Commons project or project) involves the construction of a 58-unit affordable rental housing project on a portion of an approximately 3.7-acre project site located at 155 Dry Creek Road, Healdsburg, California. The project site includes a single vacant 3.53-acre City-owned parcel (Assessor Parcel Number 089-071-002) and a 0.17-acre off-site improvement area along the Dry Creek Road frontage. The project would construct two, four-story, all-electric apartment buildings totaling approximately 61,470 gross square feet.

A parking lot with 104 car parking spaces would be located on the east side of the project site with access to Dry Creek Road. The project would widen Dry Creek Road to accommodate a second westbound through lane and build a new landscaped, pedestrian-friendly streetscape along Dry Creek Road with a sidewalk and lighting along the project frontage.

The project's construction activities are expected to occur over a period of approximately 12 to 18 months. Construction vehicle access to the project site would be provided along Dry Creek Road at the location of the proposed driveway.

PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A 100-YEAR FLOODPLAIN AND WETLAND:

The City of Healdsburg has conducted an evaluation as required by Executive Order 11988 and 11990, in accordance with HUD regulations at 24 CFR 55.20 Subpart C, Procedures for Making Determinations on Floodplain Management and Wetlands Protection. As the action will include new construction in a floodplain and a wetland, Executive Orders 11990 and 11988 require that the project not be supported if there are practicable alternatives to development in floodplain and new construction in wetlands.

Although the project site is in a floodplain, the project has been designed to minimize effects on floodplain and wetland values. Additionally, steps were taken in order to minimize risks to human life and property via building and site design, evacuation plans, construction methods, construction of stormwater detention basin, and wetland creation. This project is aimed to mitigate future flooding and assist with existing functional flood plain management.

Alternatives to the project considered different configurations of buildings on the project site to avoid the floodplain and wetlands and other parcels of land within the City that are not within a floodplain or wetlands. However, the proposed configuration of buildings results in the least impact on floodplain and wetlands. There are no other vacant or underutilized, residentially designated sites owned by the City within existing City limits that could be developed. As previously stated, any other sites meeting the site selection criteria are unavailable as viable alternatives as they have been subsequently approved for development, are occupied by single family homes, or are privately-owned and unavailable for sale. A “No Action” alternative is impracticable because it will not satisfy the need to provide affordable rental housing within the City.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains/ wetlands and those who have an interest in the protection of the natural environment have an opportunity to express their concerns and provide information about these areas. Second, adequate public notice is an important public education tool. The dissemination of information and request for public comment about floodplains/ wetlands can facilitate and enhance federal efforts to reduce the risks associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the federal government determines it will participate in actions taking place in floodplains/ wetlands, it must inform those who may be put at greater or continued risk.

FINDING OF NO SIGNIFICANT IMPACT

The City of Healdsburg prepared an Environmental Assessment in accordance with the National Environmental Policy Act of 1969 (NEPA) and HUD environmental review regulations at 24 CFR Part 58. The City of Healdsburg determined that this project is not an action which will result in a significant impact on the quality of the human environment. Therefore, an Environmental Impact Statement is not required. The EA is incorporated by reference into this FONSI.

PUBLIC REVIEW

The Environmental Review Record (ERR) Documents, including the EA and Floodplain Management & Protection of Wetlands Determination Documents, are available for public review at the City of Healdsburg, Community Development Department, 401 Grove Street, Healdsburg, California 95448 and may be examined or copied weekdays 9 A.M to 5 P.M. The EA and Floodplain Management & Protection of Wetlands Determination Documents may also be viewed and downloaded online at: <https://healdsburg.gov/351/Environmental-Documents>.

PUBLIC COMMENTS ON THE PROPOSED ACTIVITY WITHIN FLOODPLAIN AND WETLAND, FONSI, AND/OR NOIRROF

Any individual, group, or agency may submit written comments on the Proposed Action. Comments should specify which Notice they are addressing. Comments should be submitted via email. All comments must be received on or before 5pm on received by **November 22, 2022** to be considered by the City of Healdsburg prior to authorizing submission of a request for release of funds. If modifications result from public comment, these will be made prior to proceeding with the expenditure of funds.

REQUEST FOR RELEASE OF FUNDS

On or about November 23, 2022 the City of Healdsburg will authorize the Burbank Housing Development Corporation to submit a request to the US Department of Housing and Urban Development for the release of Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program (HOME) funds. The funds would be used for the construction of Dry Creek Commons, a 58-unit affordable rental housing project on the 3.53-acre City of Healdsburg-owned property located at 155 Dry Creek Road, Healdsburg, California and the 0.17-acre off-site improvement area along Dry Creek Road.

Estimated Total HUD Funded Amount: \$1,300,000: \$900,000 in HOME funds and \$400,000 in CDBG funds.

ENVIRONMENTAL CERTIFICATION

The City of Healdsburg certifies to US Department of Housing and Urban Development that Scott Duiven, in his capacity as Community Development Director of the City of Healdsburg, 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. California's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Burbank Housing Development Corporation to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the City of Healdsburg certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Healdsburg; (b) the City of Healdsburg has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by US Department of Housing and Urban Development; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 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 addressed to HUD San Francisco Regional Office at One Sansome Street, Suite 1200, San Francisco, CA 94104. Potential objectors should contact HUD to verify the actual last day of the objection period.

Scott Duiven, Community Development Director, City of Healdsburg