

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

Date of Notice: March 21, 2026

**Project Name:** The Terraces at Copeland Creek, 6500 Redwood Drive, Rohnert Park, CA 94928

**Responsible Entity (RE):** Sonoma County Community Development Commission

**RE Address:** 141 Stony Circle, Suite 210, Santa Rosa, CA 95401

**RE Telephone Number:** 707-565-7520

These notices shall satisfy two separate, but related procedural requirements for activities to be undertaken by the County of Sonoma.

### REQUEST FOR RELEASE OF FUNDS

On or about April 9, 2026, Sonoma County, as Responsible Entity (RE) will submit a request to the U.S. Department of Housing and Urban Development (HUD) to allow for the release of \$1,300,000 in the form of Community Project Funding (CPF) funding and \$1,018, 920 for 70 Project Based Vouchers (PBV) via the PBV Program under U.S. Code Title 42, Chapter 88 of the United States Housing Act of 1937 Section 8 (c)(9), as amended, for the project known as the Terraces at Copeland Creek to convert a motel into permanent supportive housing (PSH) units for seniors, 55 years of age or more, experiencing or at risk of homelessness who have a behavioral health challenge or a suspected behavioral health challenge with prioritization for veterans.

The project converts the existing 142- motel rooms into 72 units: 70 1-bedrooms, one unrestricted 1-bedroom unit for maintenance technician, and one 2-bedroom unrestricted manager's unit. The project will serve households with income up to 30% percent of Area Median Income (AMI). Most units will be created by combining motel rooms. A pool and whirlpool will be filled in and converted to a full-size community room, garden and yard for residents. The lobby area will be converted to reception and offices for management and service providers. The porte-cochere over the drive-up entrance that serves as the arrival point for motel guests, may be demolished as it appears to have some potential structural issues, and serves little purpose after the building conversion. Relocation is not required as there are no long-term residents currently in the motel. Property management will be provided by Burbank Housing Management Corporation. Digging, trenching, or excavation of any kind is not proposed. Modifications to the existing building footprint are not proposed. The project will receive 70 Project Based Vouchers from Sonoma County Community Development Commission (SCCDC). The 3.07-acre site is located at 6500 Redwood Drive, Rohnert Park, California in the County of Sonoma (APN No. 143-391-025)

### FINDING OF NO SIGNIFICANT IMPACT

The Sonoma County Community Development Commission prepared a draft Environmental Assessment and has determined that the project as proposed will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act 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 email to [veronica.ortiz-deanda@sonomacounty.gov](mailto:veronica.ortiz-deanda@sonomacounty.gov) or by calling 707-565-7520. Additionally, the ERR can be reviewed at 141 Stony Circle, Suite 210, Santa Rosa, CA 95401 on weekdays from 8:00 A.M. to 5:00 P.M.

### PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR and/or Request of Release of Funds to Sonoma County Community Development Commission by emailing [veronica.ortiz-](mailto:veronica.ortiz-)

[deanda@sonomacounty.gov](mailto:deanda@sonomacounty.gov) or mailing them to: Sonoma County Community Development Commission, 141 Stony Circle, Suite 210, Santa Rosa, CA 95401. Commenters should specify which Notice they are addressing. All comments received by April 8, 2026, will be considered prior to authorizing submission of a request for release of funds.

### **ENVIRONMENTAL CERTIFICATION**

Sonoma County Community Development Commission certifies to HUD that Michelle Whitman, Executive Director of the Commission, in her capacity 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 Sonoma County Community Development Commission to use HUD CPF and PBV funds.

### **OBJECTIONS TO RELEASE OF FUNDS**

HUD will accept objections to its release of funds and Sonoma County Community Development Commission's 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 Sonoma County Community Development Commission; (b) Sonoma County 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 HUD; 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 emailed to: [Alison.M.Brokke@hud.gov](mailto:Alison.M.Brokke@hud.gov) or mailed to HUD San Francisco Regional Office, One Sansome Street, Suite 1200, San Francisco, CA 94104. Potential objectors should email [Alison.M.Brokke@hud.gov](mailto:Alison.M.Brokke@hud.gov) at HUD to verify the actual last day of the objection period.

Michelle Whitman  
Certifying Officer  
Sonoma County Community Development Commission