

Notice of Determination

Appendix D

To:

[X] Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

[X] County Clerk
County of: Sonoma
Address: 585 Fiscal Drive, Room 103
Santa Rosa, CA 95403

From:

Public Agency: City of Healdsburg
Address: 401 Grove Street
Healdsburg, CA 95448
Contact: Maya DeRosa
Phone: 707.431.3348

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2018062041

Project Title: North Entry Area Plan

Project Applicant: City of Healdsburg

Project Location (include county): 16977 Healdsburg Avenue, Healdsburg, Sonoma County, CA

Project Description:

The City of Healdsburg prepared the North Entry Area Plan (NEAP) to provide detailed guidance for future development in a 32.48-acre planning area that is designated Mixed Use in the Healdsburg 2030 General Plan. The NEAP will be adopted as a general plan amendment and implemented through a zoning amendment that establishes a new North Entry Area Plan Overlay zone. The NEAP establishes preferred, discouraged, and prohibited uses, development standards, and design guidelines consistent with a vision for a compact mixed use neighborhood that provides a range of housing options, local-serving commercial uses, and potentially a hotel. The NEAP allows for future development of up to 290 residential units and 200,000 gross square feet of nonresidential uses. Based on the Initial Study prepared in June 2018, the analysis in the Draft EIR focused on aesthetics, transportation/traffic, air quality, greenhouse gas emissions, and noise.

This is to advise that the Healdsburg City Council has approved the above (X) Lead Agency or () Responsible Agency

described project on May 20, 2019 and has made the following determinations regarding the above described project. (date)

- 1. The project [X] will [] will not] have a significant effect on the environment.
2. [X] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were [] were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [] was not] adopted for this project.
5. A statement of Overriding Considerations [X] was [] was not] adopted for this project.
6. Findings [X] were [] were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Healdsburg, Planning and Building Department, 401 Grove Street, Healdsburg, CA 95448

Signature (Public Agency): [Handwritten Signature] Title: Planning and Building Director

Date: 5/21/19 Date Received for filing at OPR: