

Notice of Determination

Appendix D

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

County Clerk
County of: Sonoma
Address: 585 Fiscal Drive, #103F
santa Rosa, CA 95403

From:
Public Agency: City of Healdsburg
Address: 401 Grove Street
Healdsburg, CA 95448
Contact: David Woltering
Phone: 707.431.3316

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): (Prior EIR - SCH# 2018062041)

Project Title: North Village Addendum to the North Entry Area Plan EIR

Project Applicant: Comstock Healdsburg, LLC

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

Project Description:

The project is a refinement of the North Entry Area Plan, which was approved in 2019 along with certification of the accompanying EIR (SCH 2018062041) The applicant now proposes to construct 301 affordable dwelling units (including 221 senior independent units, 75 affordable multi-family units, and 5 live-work units); ancillary facilities such as a dining hall, meeting rooms, and administration offices; 24 memory care beds and 30 assisted living beds; a 108-room hotel; approximately 12,000 square feet of commercial/retail space; public amenities such as a pedestrian promenade, "Grange" building, and common green and supporting infrastructure and utilities.

This is to advise that the Healdsburg Planning Commission has approved the above (Lead Agency or Responsible Agency)

described project on 2/11/2020 and has made the following determinations regarding the above described project.

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

the City of Healdsburg Community Development Center, 401 Grove Street, Healdsburg, CA

Signature (Public Agency): David Woltering Title: Interim Community Development Director

Date: 2/13/2020 Date Received for filing at OPR: N/A