

**APPENDIX A**  
**NOTICE OF PREPARATION (NOP)**



## Planning & Building Department

401 Grove Street  
(physical location 435 Allan Court)  
Healdsburg, CA 95448

Phone 707.431.3346

Fax 707.431.2710



## NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

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<b>TO</b>	<b>NOP Distribution List</b>
<b>SUBJECT</b>	<b>Notice of Preparation of an Environmental Impact Report and Scoping Meeting for the Healdsburg General Plan Update</b>
<b>LEAD AGENCY</b>	<b>City of Healdsburg</b>
<b>NOP COMMENT PERIOD</b>	<b>August 3 – September 3, 2007</b>
<b>SCOPING MEETING</b>	<b>August 27, 2007</b>

Pursuant to the State of California Public Resources Code and the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the City of Healdsburg will be the Lead Agency for the preparation of an Environmental Impact Report (EIR) for the project identified below. The purpose of this Notice of Preparation (NOP) is to solicit guidance from responsible and trustee agencies and the general public as to the scope and content of the environmental information to be included in the EIR.

**Project Title:** City of Healdsburg 2025 General Plan Update

### **Project Description**

A general plan is required for all cities and counties in California by state law (Government Code Section 65300). It serves as a community's "blueprint" for future development and use of its land and provides a foundation on which local land use decisions are based. A general plan must be comprehensive, long-term in scope and describe the desired physical development of the city and any land outside its boundaries, which in the city's judgment bears relation to its planning. The Healdsburg General Plan serves as a fundamental policy document of the City of Healdsburg to guide decision-making by residents, property owners, business interests, and elected and appointed City officials about public and private land use and development that shape Healdsburg's physical environment.

In 2001, the City of Healdsburg initiated a comprehensive revision of its 1987 General Plan to reflect current conditions and to help guide future development. The first step in the process occurred with preparation and publication of a series of background reports along with workshops on these topics held at Planning Commission meetings during 2002. These background reports also included a set of recommendations regarding the General Plan goals and policies then in effect. Upon the conclusion of these workshops, a comprehensive Background Report was prepared.

An initial draft Policy Document was then prepared was circulated for public review, along with the draft Land Use Map and updated Background Report in October 2006. Comments were

received during public hearings held by the Healdsburg Planning Commission and Healdsburg City Council between November 2006 and January 2007. Based on these comments, the City Council directed revisions to the initial draft Policy Document, and a revised draft Policy Document, draft Land Use Map and updated Background Report were released to the public on June 12, 2007.

The General Plan Update includes: 1) revising the Land Use Map, 2) updating the General Plan Policy Document and 3) updating the Background Report of the General Plan. The “proposed project” consists of these three components:

The draft General Plan Policy Document addresses the following topics:

Land Use	Housing
Economic Development	Transportation
Public Services	Natural Resources
Safety	Community Design
Historic and Cultural Resources	

All of these documents may be viewed and downloaded from the City’s web site at [www.ci.healdsburg.ca.us](http://www.ci.healdsburg.ca.us).

### **Project Location**

Healdsburg is located in northern Sonoma County within the nine-county San Francisco Bay Region. The city is situated 12 miles north of Santa Rosa, the county seat, and eight miles north of the Town of Windsor (see Figure 1, Regional Location). The unincorporated community of Geyserville is located three miles to the north, and the City of Cloverdale is located approximately 18 miles to the north.

Geographically, Healdsburg is situated in an inland valley defined principally by Highway 101, Russian River, surrounding agricultural lands, and mountains to the east and west. Highway 101 is the principal coastal route between San Francisco and the Oregon border. The Russian River flows through Healdsburg on its way to the Pacific Ocean, approximately 20 miles to the west. As of 2007, the Healdsburg city limits contained 3.68 square miles and a population of 11,706.

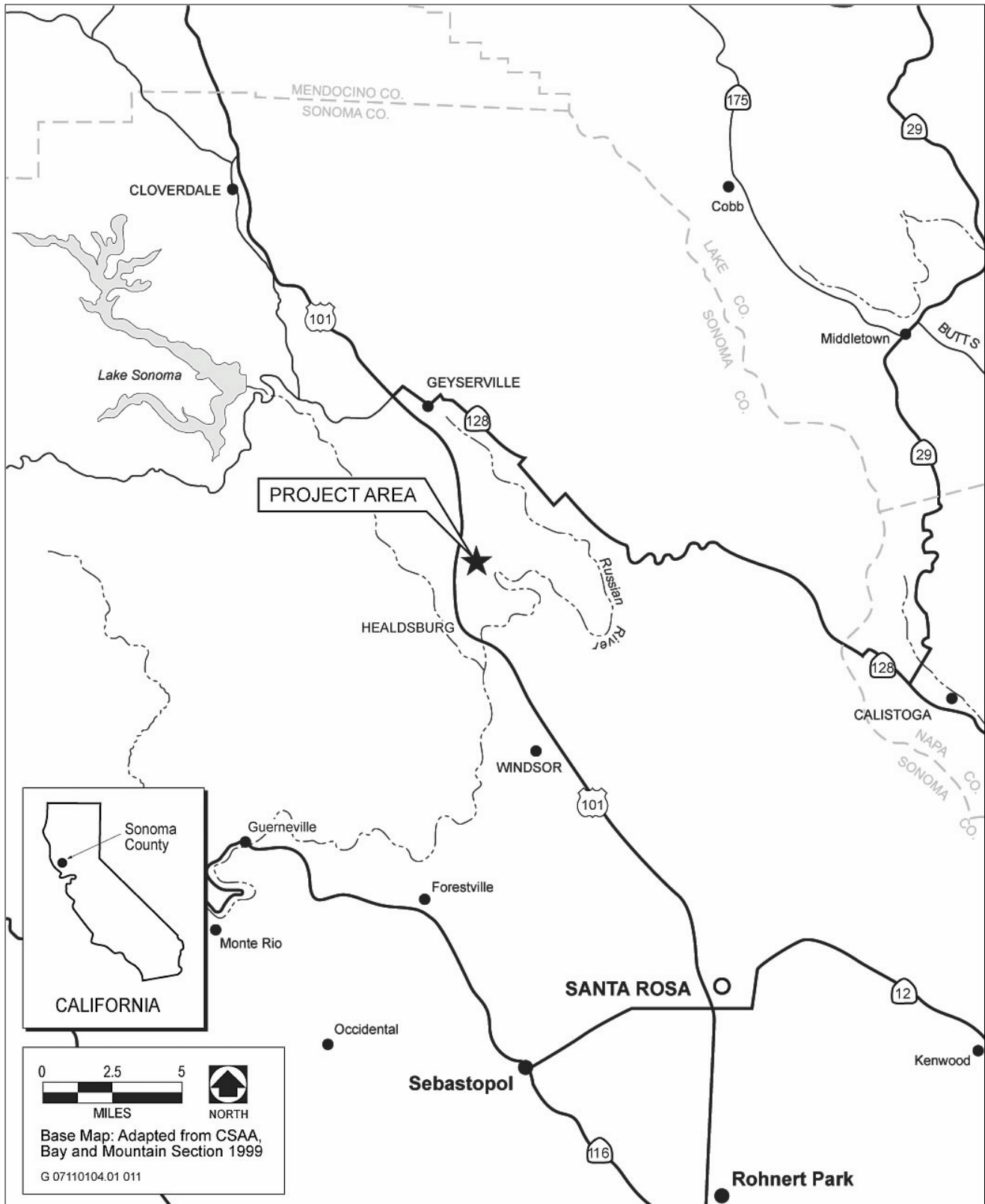
In addition to the corporate limits of the City of Healdsburg, the Healdsburg General Plan Update addresses portions of unincorporated Sonoma County that adjoin the City and are located within the area referred to as the City’s Sphere of Influence (see Figure 2, Planning Boundaries).

### **Type of EIR and Potential Environmental Impacts**

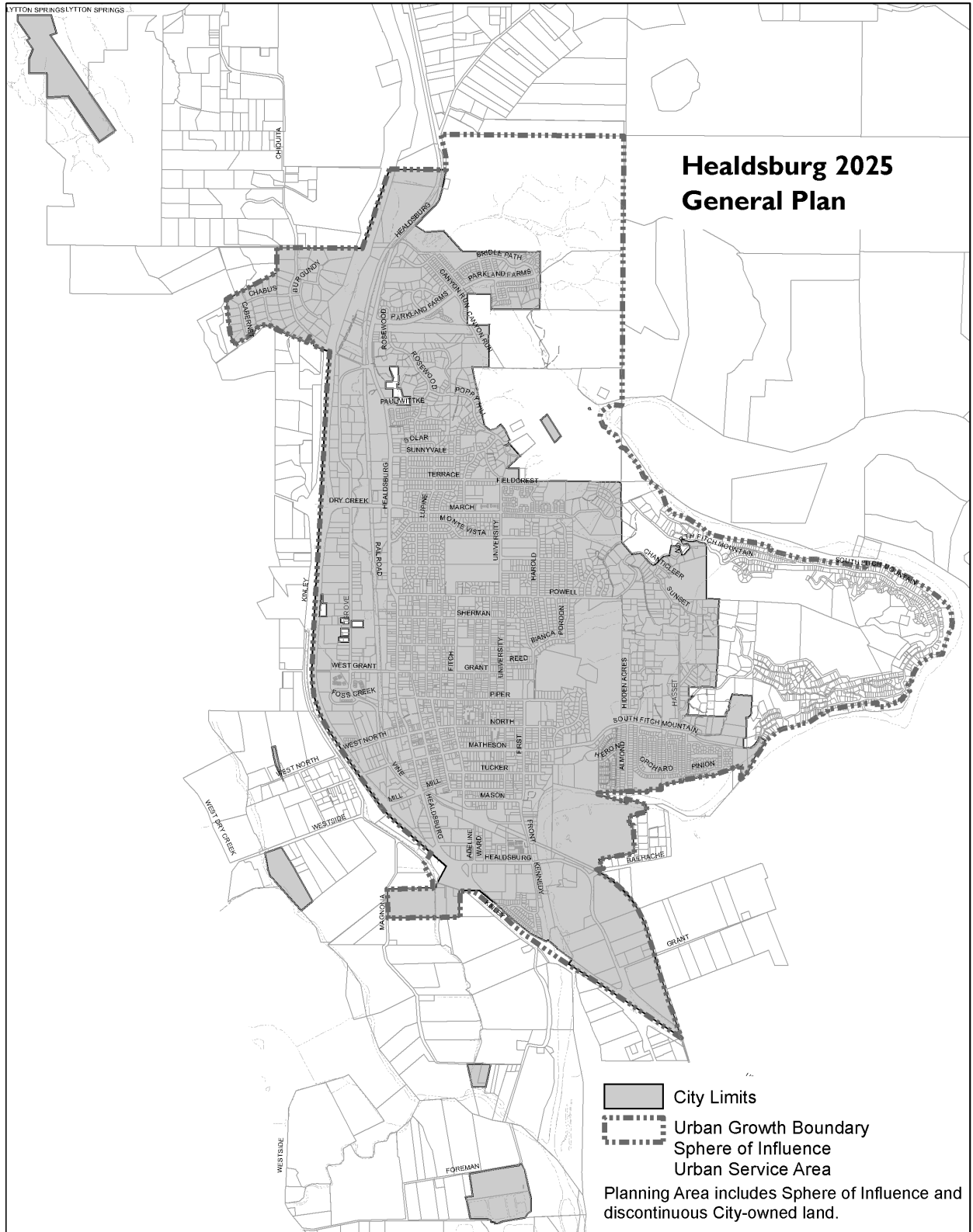
This EIR will be a program-level EIR. According to Title 12, Section 15168 of the California Code of Regulations, a program EIR may be prepared on a series of actions that can be characterized as one large project and are related geographically; as logical parts in the chain of contemplated actions; in connection with the issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.

Generally, the analysis contained in a program-level EIR is not as detailed as the analysis in a project-level EIR. However, a program-level EIR provides a more exhaustive consideration of effects and alternatives than would be practical in an EIR or on an individual action, ensures consideration of cumulative impacts that might be slighted in a case-by-case analysis, and allows the lead agency to consider broad policy alternatives and program-wide mitigation measures at

**Figure 1 - Regional Location**



**Figure 2 – Planning Boundaries**



an early time when the agency has greater flexibility to deal with basic problems or cumulative impacts.

An Initial Study was not prepared for this project, as allowed by CEQA Guidelines Section 15060 (d), because an EIR is clearly required for the General Plan Update project. The EIR may evaluate the following environmental factors that could potentially be affected by the project:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services (including police services, fire protection, parks and recreation and schools)
- Transportation and Traffic
- Utilities and Service Systems (including water service, wastewater treatment and solid waste)

The EIR will also evaluate the potential cumulative environmental effects related to the General Plan Update, present and evaluate alternatives to the project and identify mitigation measures that could avoid or reduce environmental impacts.

### **Submittal of Public Comments**

The City is soliciting the views of interested persons and agencies on the scope and content of the environmental information that is germane to the proposed project. Although the City of Healdsburg will be the Lead Agency for this project, other agencies may need to refer to, or otherwise use this EIR when considering requests for permits or other approvals for this project. Therefore, the City needs to know the views of affected agencies as to the scope and content of environmental information that is germane to their statutory responsibilities in connection with the proposed project described above. The City also needs the name of a contact person each of the affected agencies should any questions arise regarding responses to this notice.

### Written Comments

Because of the time limits mandated by state law, your written comments on the scope and content of the EIR must be received no later than the **30-day review period ending at 5:00 p.m. on September 3, 2007.**

Please send your written comments to:

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

Public Scoping Meeting

Pursuant to California Public Resources Code §§21081.7, 21083.9, and 21092.2, the City of Healdsburg will conduct a public scoping meeting for the purpose of soliciting oral and written comments from interested parties and agencies as to the appropriate scope and content of the EIR.

**All interested parties are invited to attend the public scoping meeting to assist in identifying issues to be addressed in the EIR. Attendees will have an opportunity to provide input to the consultants preparing the EIR.**

The public scoping meeting will be held on **August 28, 2007** starting at **7:00 p.m.** at the following location:

Healdsburg City Hall  
401 Grove Street  
Healdsburg, CA

Please contact the Healdsburg Planning & Building Department at (707) 431-3346 if you need further information regarding this Notice of Preparation.

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Rick Tooker  
Planning and Building Director

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Date



## Planning & Building Department

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(physical location 435 Allan Court)  
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### NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT

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**TO** NOP Distribution List

**SUBJECT** [Correction to Notice of Preparation of an Environmental Impact Report and Scoping Meeting for the Healdsburg General Plan Update](#)

**LEAD AGENCY** City of Healdsburg

**NOP COMMENT PERIOD** August 3 – September 3, 2007

**SCOPING MEETING** [August 28, 2007](#)

[The first page for the Notice of Preparation inadvertently included an incorrect date for the scoping meeting.](#)

Pursuant to California Public Resources Code §§21081.7, 21083.9, and 21092.2, the City of Healdsburg will conduct a public scoping meeting for the purpose of soliciting oral and written comments from interested parties and agencies as to the appropriate scope and content of the environmental impact report to be prepared for the Healdsburg General Plan Update.

All interested parties are invited to attend the public scoping meeting to assist in identifying issues to be addressed in the EIR. Attendees will have an opportunity to provide input to the consultants preparing the EIR.

The public scoping meeting will be held on **August 28, 2007** starting at 7:00 p.m. at the following location:

Healdsburg City Hall  
401 Grove Street  
Healdsburg, CA

[This is a combined meeting with a community forum to receive comments on the guiding principles, goals, policies and implementation programs proposed in the Draft General Plan Policy Document](#)

Please contact the Healdsburg Planning & Building Department at (707) 431-3346 if you need further information regarding this Notice of Preparation.

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Rick Tooker  
Planning and Building Director

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Date