

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2018062041
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**Project Title:** North Entry Area PlanLead Agency: City of HealdsburgContact Person: Maya DeRosaMailing Address: 401 Grove StreetPhone: 707.431.3348City: HealdsburgZip: 95448County: Sonoma**Project Location:** County: SonomaCity/Nearest Community: HealdsburgCross Streets: Healdsburg Ave/Passalacqua RdZip Code: 95448Longitude/Latitude (degrees, minutes and seconds): 38 ° 61 ' 04 " N / 122 ° 86 ' 91 " W Total Acres: 32.48Assessor's Parcel No.: 091-060-009;019;022;025;026;033Section: 8Twp.: 9WRange: 9WBase: HealdsburgWithin 2 Miles: State Hwy #: U.S. 101Waterways: Russian River; Foss CreekAirports: Healdsburg Municipal AirportRailways: No Coast Rail Authority Schools: Healdsburg High School**Document Type:**CEQA:  NOP Draft EIRNEPA:  NOIOther:  Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) \_\_\_\_\_

 Draft EIS Other: \_\_\_\_\_ Mit Neg Dec

Other: \_\_\_\_\_

 FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: Area Plan**Development Type:** Residential: Units 290 Acres \_\_\_\_\_ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Transportation: Type \_\_\_\_\_ Commercial: Sq.ft. 200,000 Acres \_\_\_\_\_ Employees \_\_\_\_\_

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 Mining: Mineral \_\_\_\_\_ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

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 Power: Type \_\_\_\_\_ MW \_\_\_\_\_ Educational: \_\_\_\_\_ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_ Recreational: \_\_\_\_\_ Hazardous Waste: Type \_\_\_\_\_ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_ Other: \_\_\_\_\_**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: GHG/Energy**Present Land Use/Zoning/General Plan Designation:**Vacant/General Plan and Zoning Designation is Mixed Use**Project Description:** *(please use a separate page if necessary)*

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 Mixed Use district. 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 and local-serving commercial uses. The NEAP allows for future development of up to 290 residential units and 200,000 SF of nonresidential uses.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board                 | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input checked="" type="checkbox"/> California Highway Patrol           | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # 4               | <input checked="" type="checkbox"/> Public Utilities Commission              |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # 1                        |
| <input checked="" type="checkbox"/> Caltrans Planning                   | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # 3              | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                |  |
| <input type="checkbox"/> Health Services, Department of                 | Other: _____   |
| <input type="checkbox"/> Housing & Community Development                | Other: _____   |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

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**Local Public Review Period (to be filled in by lead agency)**

Starting Date 11/30/18 Ending Date 01/14/19

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**Lead Agency (Complete if applicable):**

Consulting Firm: <u>FirstCarbon Solutions</u>	Applicant: <u>City of Healdsburg</u>
Address: <u>1325 Treat Boulevard</u>	Address: <u>401 Grove Street</u>
City/State/Zip: <u>Walnut Creek, CA 94597</u>	City/State/Zip: <u>Healdsburg, CA 95448</u>
Contact: <u>Jason Brandman</u>	Phone: <u>707.431.3348</u>
Phone: <u>925.357.2562</u>	

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**Signature of Lead Agency Representative:**  **Date:** 11/29/18

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.