



City of Healdsburg

**Notice of Preparation of Environmental Impact Report and Public Scoping Meeting
for the North Entry Area Plan**

Date: June 21, 2018

To: California State Clearinghouse-Office of Planning and Research, Public Agencies, and Interested Parties

From (Lead Agency): City of Healdsburg Planning & Development Department
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Subject: Notice of Preparation (NOP) of an Environmental Impact Report (EIR) and Public Scoping Meeting for the North Entry Area Plan

NOP Comment Period: Thursday, **June 21, 2018** to Monday, **July 23, 2018** by 5:00 p.m.

Public Scoping Meeting: Thursday, **June 28, 2018** at 6:00 p.m. at City Council Chamber 401 Grove Street, Healdsburg, CA 95448

NOTICE IS HERBY GIVEN THAT the City of Healdsburg (Lead Agency) will prepare an EIR for the proposed North Entry Area Plan. An EIR will be prepared to analyze the effects associated with the proposed plan, as well as to explore alternatives to the plan and possible mitigation measures to avoid or lessen identified effects. This NOP is being distributed to applicable responsible agencies, trustee agencies, and interested parties as required by the California Environmental Quality Act (CEQA) and the City of Healdsburg's CEQA Implementation Procedures. Interested parties are requested to comment on the plan's scope and on the content of the descriptions of the significant environmental issues, reasonable alternatives, and mitigation measures to be explored in the EIR. Information regarding the plan description, location, and public review process is provided below.

30-DAY COMMENT PERIOD: The City of Healdsburg solicits comments regarding the scope and content of the EIR from all interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. In accordance with the time limits established by CEQA, the NOP public review period will begin on Thursday, June 21, 2018 and end on Monday, July 23, 2018. In the event that no response or request for additional time is received by any Responsible or Trustee Agency by the end of the review period, the Lead Agency may presume that the Responsible Agency or Trustee Agency has no response to make [CEQA Guidelines Section 15082(b)(2)]. Please send your written/typed/e-mailed comments (including name, affiliation, telephone number, and contact information) on or before July 23, 2018 by 5:00 p.m. to the Lead Agency contact listed above. The City's e-mail system virus protection measures, as well as the variety of potential attachment formats, limits the ability for attachments to be delivered by e-mail.

Any e-mail attachments should be delivered separately, in writing, and in person or by regular mail, to the address specified above.

PUBLIC SCOPING MEETING: The City of Healdsburg will hold a public Scoping Meeting to 1) inform the public and interested agencies about the proposed plan, and 2) solicit public comment on the scope of the environmental issues to be addressed in the EIR, as well as the range of practical alternatives to be evaluated. The date, time, and place of the public scoping meeting is Thursday, June 28, 2018 at 6:00p.m. at City Council Chamber located at 401 Grove Street, Healdsburg, CA 95448.

PLAN-RELATED DOCUMENTS: Additional information regarding the plan, including supporting technical studies and evaluations, is available at the Healdsburg Planning and Building Department, located at 401 Grove Street, Healdsburg, CA.

PLAN AREA LOCATION: Located in the City of Healdsburg, Sonoma County, California (see Exhibit 1: Regional Location Map) the plan area includes the property located at 16997 Healdsburg Avenue, commonly known as the “Comstock property,” and includes a portion of Healdsburg Avenue right-of-way that runs parallel along the entire eastern boundary of the property frontage. The plan area is located on the Healdsburg, California, United States Geological Survey 7.5-minute topographic quadrangle map, Township 9 North, Range 9 West, Section 8 (Latitude 38°61’04” North; Longitude 122°86’91” West).

The plan area is bounded by the northern city limit of Healdsburg to the north, the center line of the Healdsburg Avenue right-of-way to the east, Simi Winery to the south, and U.S. Highway 101 to the west (see Exhibit 2: Local Vicinity Map). The plan area contains of 32.17 acres of privately owned land including three contiguous lots that would accommodate mixed-use development (APNs 091-060-022, 019, and 009), a portion of the North Coast Railroad Authority (NCRA) right-of-way property (APN 091-060-033), private- and State-owned landscape parcels between the NCRA right-of-way and Healdsburg Avenue (APN 091-060-025 and APN 091-060-026), and a portion of Healdsburg Avenue.

PLAN DESCRIPTION: The North Entry Area Plan (proposed plan) would establish more specific guiding principles and a design framework for development of the Comstock property, as an amendment of the Healdsburg 2030 General Plan Land Use Element. The primary purpose of the area plan is to create a long-term vision for development that will realize the property’s potential, focus and unify individual decisions for development of the site, and provide greater predictability and certainty regarding future development of this area consistent with the intent of the City of Healdsburg’s 2030 General Plan.

The plan area is an important locational gateway that provides a land use transition from the Alexander Valley agricultural uses to the north, and Healdsburg town uses to the south. The plan area was historically used as a lumber mill, storage, or fabrication facility since the 1940s¹. The Comstock property comprises 30.16 contiguous acres of land between U.S. Highway 101 and the NCRA railroad right-of-way, with an additional 2.17 acre strip between the NCRA right-of-way and

¹ Initial Study—Regrading and Demolition Plan for 32-Acre Site Located at 16977 Healdsburg Avenue, January 6, 2004.

Healdsburg Avenue. The 80-foot wide NCRA right-of-way extends along the easterly property frontage, between Healdsburg Avenue and the main 30-acre parcel area. Site access is currently constrained due to a single driveway crossing at the NCRA tracks from Healdsburg Avenue, which would need to be addressed prior to any significant future development of the property.

The plan area consists of relatively flat terrain, but contains existing natural features such as active strike-slip faults and riparian habitat. Given such site constraints, only approximately 18 acres of the plan area, wholly contained within the Comstock property, is considered developable. To address development constraints and avoid potential related impacts, the City would implement mitigation and/or condition future development consistent with the environmental analysis prepared for the North Entry Area Plan.

Within the plan area, the Comstock property is designated Mixed-Use in the Healdsburg 2030 General Plan and Mixed-Use zoning district in the Healdsburg Municipal Code. The North Entry Area Plan would permit a mix of land uses on the Comstock property’s 18 developable acres consistent with the maximum buildout assumptions listed in Table 1:

Table 1: Proposed Plan Area Land Use Type and Maximum Buildout Assumptions

Land Use Type	Buildout Assumption
Residential ¹	290 units ³
Nonresidential (Retail/Services/Restaurant/Lodging) ²	200,000 gross square feet ⁴
Notes: ¹ Includes residential mixed-use, multi-family housing (including families, singles, workforce and seniors), and residential care facilities. ² Includes grocery market or specialty food sales (e.g., 3,500 gsf or less), other retail (e.g., clothing, art, home décor, flowers, books, etc.), personal services (e.g., daycare, dry cleaning, fitness, massage, pet grooming, etc.), business support services and offices, instructional services, medical services and visitor lodging, restaurant and café, and similar uses, and does not include large-box retail stores or regional retailer shopping centers. ³ Roughly equivalent to 16 units-per-acre based on 18 acres of developable land. ⁴ Roughly equivalent to 0.25 FAR based on 18 acres of developable land.	

An average of 1,500 gross square feet is assumed for the proposed residential units to account for a range of unit sizes. Thus, total planned building area of up to 435,000 gross square feet of residential and 200,000 gross square feet of nonresidential would constitute a total anticipated building area of 635,000 gross square feet. This would include multi-story buildings on the developable 18-acre area (note that hillside areas would remain undeveloped). The proposed development would allow for approximately 12 acres of open and undeveloped land to remain within the developable property. City development standards would allow buildings in the plan area up to a maximum height of 50 feet. The North Entry Area Plan would encourage stepping of heights, from lower building heights along Healdsburg Avenue to taller buildings toward the hillside portions of the plan area.

The proposed land uses described in the area plan are consistent with land use types established for the Mixed-Use zoning district. The proposed area plan is a regulatory document that will be used to

evaluate future development, together with the Healdsburg 2030 General Plan, and the Healdsburg Land Use Code, and it will provide guidance to City decision-makers and members of the public when considering future site-specific development projects in the plan area.

One such site-specific development project likely to be considered under the area plan is a current proposal by Comstock Healdsburg, LLC to develop the Comstock property as a mixed-use community, which may include senior living units, workforce housing, a hotel, and a variety of commercial uses.

PURPOSE OF THIS NOTICE: In accordance with the State CEQA Guidelines (14 California Code of Regulations [CCR] Section 15082), the City of Healdsburg has prepared this NOP to inform agencies and interested parties that an EIR will be prepared for the above-referenced plan. The purpose of an NOP is to provide sufficient information about the area plan to allow agencies and interested parties the opportunity to provide a meaningful response related to the scope and content of the EIR, including mitigation measures that should be considered and alternatives that should be addressed (State CEQA Guidelines 14 CCR Section 15082[b]).

ENVIRONMENTAL REVIEW PROCESS: Following completion of the 30-day NOP public review period, the City of Healdsburg will incorporate relevant information into the Draft EIR, including results of public scoping and technical studies. The Draft EIR will be circulated for public review and comment for a 45-day public review period. On the basis of the Initial Study prepared for the proposed area plan, topics with effects determined to be potentially significant will be further analyzed in the EIR and include the following: transportation/traffic, air quality, greenhouse gas emissions, noise, and aesthetics. Impacts in other topical areas that have been determined to be not applicable, no impact, less than significant, or less than significant with mitigation (as specifically set forth for each impact in question) will not be evaluated further in the EIR. These topics include: biological resources, hydrology/water quality, hazards/hazardous materials, cultural resources, land use, population and housing, public services, recreation, utilities/service systems, geology and soils, mineral and energy resources, and agricultural and forest resources.

The City of Healdsburg requests that any potential Responsible or Trustee Agency responding to this notice do so in a manner consistent with CEQA Guidelines Section 15082(b). Parties that have submitted their names and email or mailing addresses will be notified as part of this CEQA review process. A copy of this NOP can also be found on the City's active applications website at <https://www.ci.healdsburg.ca.us/515/Applications-and-Studies-in-Progress>, and on file at the City of Healdsburg Planning and Building Department (401 Grove Street, Healdsburg, CA 95448). If you wish to be placed on the mailing list or need additional information, please contact Maya DeRosa, Planning and Building Director, City of Healdsburg, at 707.431.3346 or mderosa@ci.healdsburg.ca.us.

ATTACHMENTS:

Exhibit 1: Regional Location Map

Exhibit 2: Local Vicinity Map



Source: Census 2000 Data, The CaSIL

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Exhibit 1 Regional Location Map



Source: bing Aerial Imagery.

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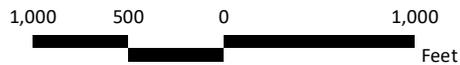


Exhibit 2
Local Vicinity Map
Aerial Base