



City of Healdsburg North Entry Area Plan

Environmental Impact Report
Public Scoping Meeting
June 28, 2018

Healdsburg City Council Chamber
401 Grove Street, Healdsburg, CA 95448
6:00 p.m.

WELCOME

- Please sign in at table near entrance
- Pick up copy of meeting materials
- Purpose of Meeting is to receive public input regarding the scope of the EIR for the North Entry Area Plan
- To provide oral comments, please raise your hand and you'll be called upon to come up to the microphone – comment period will follow a brief presentation
- To provide comments in writing:
 - May use the provided comment sheet;
 - Drop off at the end of the meeting; and/or
 - Send comments to City of Healdsburg (via email or regular mail) by July 23, 2018.

AGENDA

- **Introductions**
- **Purpose of this EIR Scoping Meeting**
- **North Entry Area Plan Location, Overview, and History**
- **California Environmental Quality Act (CEQA) Process**
- **Initial Study Findings/Mitigation Measures**
- **Topics to be included in the Focused EIR**
- **Next Steps for Area Plan and EIR**
- **Receive Public Comments**

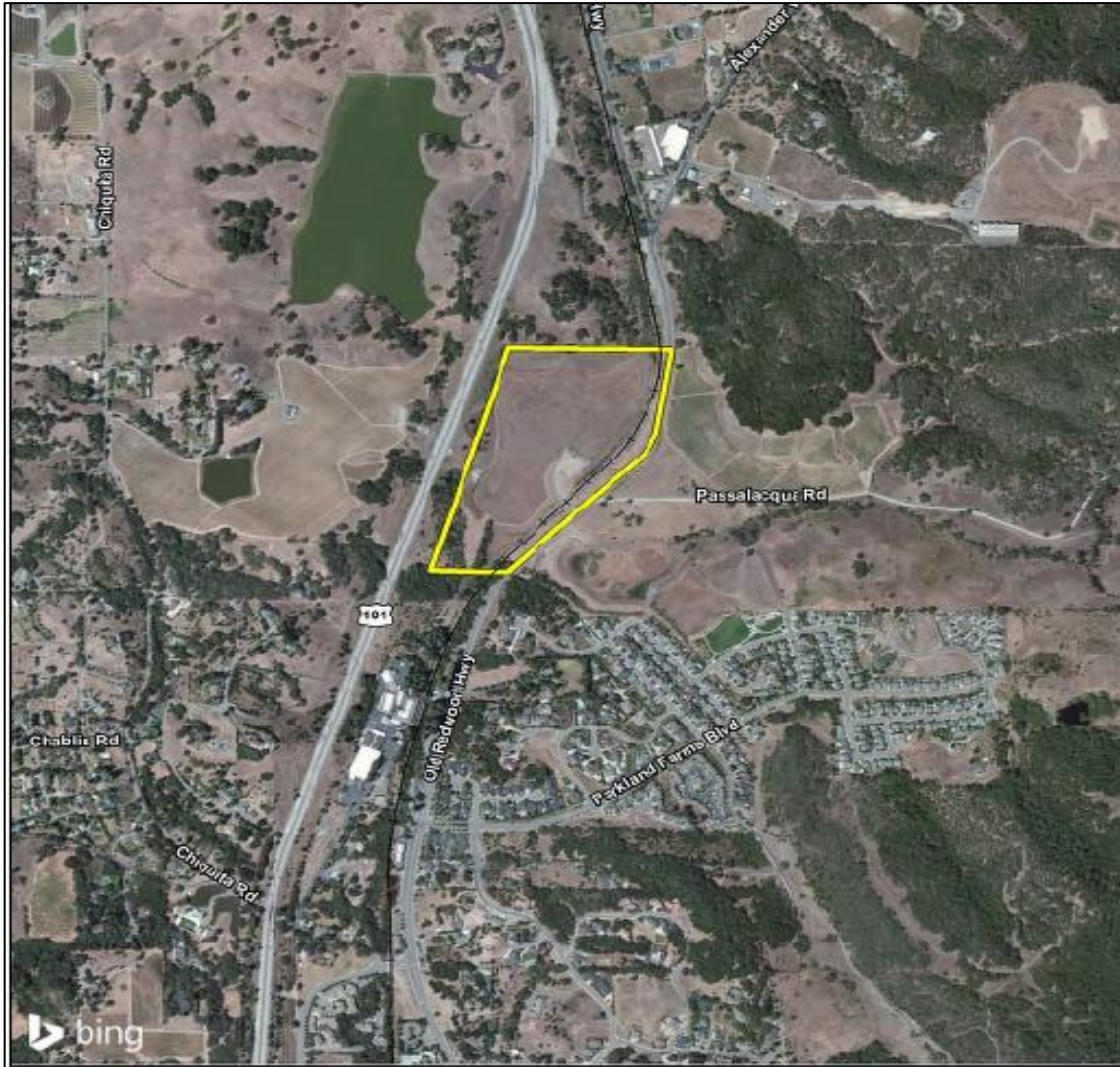
INTRODUCTIONS

- **Maya DeRosa**, City of Healdsburg, Director of Planning & Building Services
- **Linda Ruffing**, Planning Consultant, North Entry Area Plan Project Manager for City of Healdsburg
- **Kelsey Bennett**, First Carbon Solutions, North Entry Area Plan Environmental Impact Report Project Manager

PURPOSE OF MEETING

The purpose of this meeting is to receive public input regarding the scope of the Environmental Impact Report (EIR) that will be prepared to assess the potential environmental impacts of the proposed Healdsburg North Entry Area Plan.

NORTH ENTRY AREA PLAN LOCATION



- General Plan policies & purpose of North Entry Area Plan
- North Entry Area Plan boundaries

NORTH ENTRY AREA PLAN HISTORY



- Prior Lumberyard Operation-Aerial Photograph
- Mill closed in 2000
- Contaminated soils removed and site regraded in 2004

NORTH ENTRY AREA PLAN OVERVIEW

- Plan Area encompasses 32.17 acres
- Plan would establish guiding principles and a design framework for development of approximately 30-acre site owned by Comstock Healdsburg, LLC along west side of Healdsburg Avenue
- Approximately 18 acres of Comstock property is considered developable
- General Plan assigns a “Mixed Use” land use designation to property
- North Area Entry Plan documents are available at:

<http://www.ci.healdsburg.ca.us/842/North-Entry-Area-Plan>

NORTH ENTRY AREA PLAN PUBLIC MEETINGS

- March 28, 2018 - Open House
- March 28, 2018 - Planning Commission Workshop #1
- May 8, 2018 - Planning Commission Workshop #2
- Planning Commission workshop materials available at:
<http://www.ci.healdsburg.ca.us/842/North-Entry-Area-Plan>
- September 2018 - North Entry Area Plan available to public

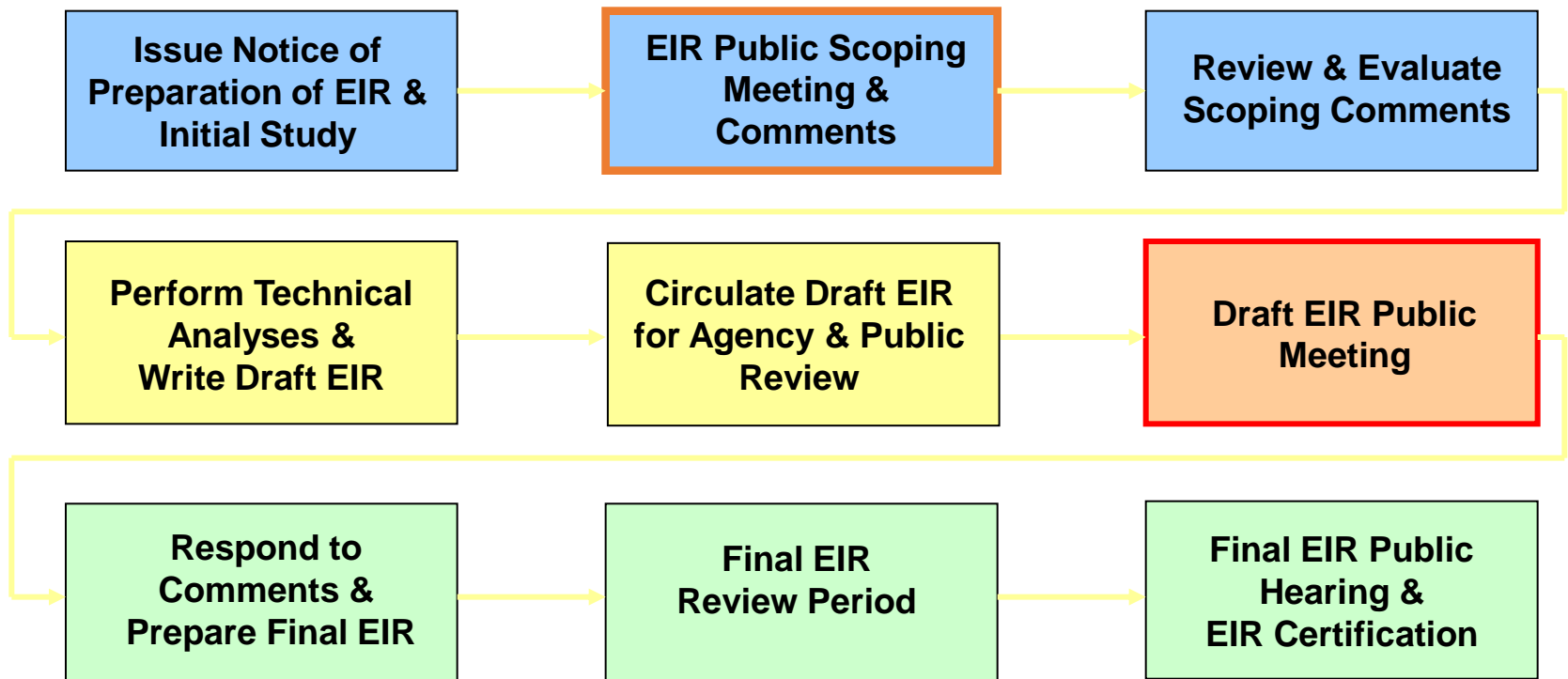


NORTH ENTRY AREA PLAN DEVELOPMENT ASSUMPTIONS

- **Area Plan contemplates a mixed-use community**
 - Comstock proposal includes: senior community with independent living units, an assisted living facility and memory care center; multi-family apartments; a boutique hotel; mix of commercial retail and office uses
- **Proposed Area Plan Land Use Types and Buildout Assumptions for EIR Analysis**

Land Use Type	Buildout Assumptions
Residential	290 units
Nonresidential	200,000 gross square feet

ENVIRONMENTAL REVIEW PROCESS



17 ENVIRONMENTAL TOPICS ANALYZED IN INITIAL STUDY

- Aesthetics
- Agriculture & Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities & Service Systems

SUMMARY OF INITIAL STUDY FINDINGS

Proposed Area Plan would not result in potentially significant environmental impacts, except with regard to the following 8 topics:

1. **AESTHETICS** (effect on scenic vista, visual character/quality, & light/glare)
2. **AIR QUALITY** (meeting air quality standards; contribution of criteria air pollutants; exposure to pollutant concentrations)
3. **BIOLOGICAL RESOURCES** (effect on wetlands as defined by Clean Water Act Section 404)
4. **CULTURAL RESOURCES** (change in significance of historical, archeological, tribal cultural, & paleontological resources; disturb burials)
5. **GREENHOUSE GAS EMISSIONS** (generate GHG emissions; GHG reduction plan consistency; use of energy)
6. **HAZARDS & HAZARDOUS MATERIALS** (release of hazardous materials; interfere with emergency response/evacuation plan; exposure to wildland fire risk)
7. **NOISE** (exposure to noise and groundborne vibration levels in excess of standards; increase in permanent or temporary noise levels)
8. **TRANSPORTATION/TRAFFIC** (meeting established measures of circulation effectiveness & congestion management; result in inadequate emergency access)

CUMULATIVE IMPACTS (aesthetics, air quality, GHG emissions, noise, transportation)

MITIGATION MEASURES IN INITIAL STUDY

- North Entry Area Plan Initial Study provides mitigation for potentially significant environmental impacts, reducing them to a less-than-significant impact level, for the following 3 topic areas:
 - **BIOLOGICAL RESOURCES**
 - **CULTURAL RESOURCES**
 - **HAZARDS & HAZARDOUS MATERIALS**

MITIGATION MEASURES IN INITIAL STUDY

BIOLOGY

- BIO-1: conduct pre-construction surveys for migratory birds and nesting raptors
- BIO-2: delineate federally protected wetlands and implement permitting conditions

CULTURAL

- CUL-1: stop work and monitor if historical and archeological resources discovered
- CUL-2: stop work and monitor if paleontological resources discovered
- CUL-3: stop work and monitor if burials and tribal cultural resources discovered

HAZARDS & HAZARDOUS MATERIALS

- HAZ-1: implement dust control measures during construction activities
- HAZ-2: provide for secondary emergency site access

TOPICS TO BE ADDRESSED IN EIR

The North Entry Area Plan EIR will analyze at both the project and cumulative level, and mitigate where needed, the following 5 remaining potentially significant environmental impact topics:

- **AESTHETICS**
- **AIR QUALITY**
- **GREENHOUSE GAS EMISSIONS**
- **NOISE**
- **TRANSPORTATION/TRAFFIC**

NEXT STEPS FOR NORTH ENTRY AREA PLAN & EIR

- Based on community and Planning Commission input received at workshops in March and May, the North Entry Area Plan is being drafted and will be released for public review in September
- Draft EIR for North Entry Area Plan will be released for public review in autumn 2018
- Additional community workshops and public hearings before the Planning Commission and City Council
- EIR certification and North Entry Area Plan adoption in early 2019

PUBLIC COMMENT PROCESS

- Please focus comments on issues that should be addressed in the EIR
- Raise your hand to be called upon
- Speak into the microphone and clearly state your name
- A 3-5 minute time limit per person will be established for verbal comments depending on how many persons wish to speak
- Use comment forms for written input

WRITTEN COMMENTS

- Comment forms are available at this meeting for written comments. You may submit written comments at this time or mail the comment form to the City.
- Mail or email comments by **July 23, 2018** to:
Maya DeRosa, Planning & Building Director
City of Healdsburg
401 Grove Street
Healdsburg, CA 95448
mderosa@ci.healdsburg.ca.us
- Thank you for your EIR scoping comments. All comments will be reviewed and considered in preparation of the EIR.
- North Area Entry Plan documents are available at:
<http://www.ci.healdsburg.ca.us/842/North-Entry-Area-Plan>

PUBLIC COMMENTS

THANK YOU FOR YOUR PARTICIPATION