

## **APPENDIX E**

### **HEALDSBURG INVENTORY OF HISTORICALLY SIGNIFICANT AND POTENTIALLY SIGNIFICANT PROPERTIES**



Inventory of Historically-Significant and Potentially-Significant Properties - City of Healdsburg						
Address	APN	Historic Name	Common Name	CRS <sup>(1)</sup>	Status	
					HR <sup>(2)</sup>	Local
46 Adeline Way	002-302-029			contr.	5D2	
626 Brown St.	002-073-004			3	3S	
702 Brown St.	002-062-001			3	3S	
734 Brown St.	002-062-222	J.V. Babst Home		3	3S	
201 Center St.	002-242-053				7	
204 Center St.	002-241-001	Pimm House			3S	
210 Center St.	002-241-030			3D	5D2	
214A Center St.	002-241-029			4	5D2	
214 Center St.	002-241-029	Seventh-Day Adventist Church		3	3S	
218 Center St.	002-241-003	Seventh-Day Adventist Cook House		3	3S	
219 Center St.	002-242-019	Dr. Coustol Home		4	3S	
222 Center St.	002-241-004				7	
223 Center St.	002-242-018				7	
226 Center St.	002-241-057			3D	5D2	
230 Center St.	002-241-065	Wagenseller House		4	7N	
231 Center St.	002-241-057			3D	5D2	
237 Center St.	002-241-057			3D	5D2	
239 Center St.	002-242-139	John D. Hassett House		3	3S	
243 Center St.	002-242-022				7	
245 Center St.	002-242-051			3D	5D2	
249 Center St.	002-242-050			3D	5D2	
302 Center St.	002-194-024			3D	5D2	
304 Center St.	002-194-023			3D	5D2	
308 Center St.	002-194-018			3D	5D2	
312 Center St.	002-194-005	Gobbi Building		4	6X	Designated
320 Center St.	002-194-006	Cook Hardware		4	5D2	
322 Center St.	002-193-012	Masonic Temple	Masonic Building	3	3S	
328 Center St.	002-193-043	Dewey Bicycle Shop		3D	5B	

Address	APN	Historic Name	Common Name	CRS <sup>(1)</sup>	HRI <sup>(2)</sup>	Local
606 College St.	002-074-002	William Heald House		3	3S	
104 East St.	002-272-001	Scatena House	Pohley House	4	7N	
217 East St.	002-241-248	Professor Bull Home		5	5S2	
301 East St.	002-194-015	Anderson Building		5	5S2	
321 East St.	002-193-001	Christian Church	Church of Christ	3	3S	Designated
340 East St.	002-192-045	Hall House	Rosenberg House	4	3D	
430 East St.	002-161-040	Ellis Property		3	3S	
434 East St.	002-161-003	Ellis Property		3	3S	
400 First St.	002-141-002	Healdsburg Elementary School		3	3S	
443 First St.	002-142-010			4	7N	
17 Fitch St.	002-261-097	William Cummings House		5	5S2	
105 Fitch St.	002-272-013	Mrs. P.E. Rose House	Judge Quinn's House	3	3S	
216 Fitch St.	002-231-041			4	7N	
217 Fitch St.	002-232-006	Presbyterian Church	Federated Church	4	7N	
227 Fitch St.	002-232-005			3	7N	
228 Fitch St.	002-231-066	Peterson Home		4	7N	
315 Fitch St.	002-191-012	Foreman House		3	3S	
321 Fitch St.	002-192-102	Hamilton House		4	7N	
325 Fitch St.	002-192-094	John McClish House		4	7N	
430 Fitch St.	002-151-006	George Hayes House		3	7N	
431 Fitch St.	002-161-016	First Baptist Church	First Baptist Church	3	3S	
439 Fitch St.	002-161-018	Seventh-Day Adventist Church	Assembly of God	3	7N	
518 Fitch St.	002-121-028	Gunn House		4	7N	
523 Fitch St.	002-122-010	Dr. JS Stone House		3	5S2	
528 Fitch St.	002-121-026	Dr. Merritt Kellogg House		3	3S	
529 Fitch St.	002-122-009	George Jenkins House		4	7N	
535 Fitch St.	002-122-008			3	7N	
725 Fitch St.	002-052-007	Rosenberg House		4	7N	
726 Fitch St.	002-051-011	Frank Passalacqua House		3	3S	Designated

Address	APN	Historic Name	Common Name	CRS <sup>(1)</sup>	HRI <sup>(2)</sup>	Local
739 Fitch St.	002-052-006	Burgett House		3	3S	
837 Fitch St.	002-022-013	Grainger House		3	3S	
1248 N. Fitch Mtn. Rd.	002-400-020	Villa Chanticleer	The Villa	5	6	Designated
751 S. Fitch Mtn. Rd.	088-150-222	Col. Roderick Matheson House	Warfield House	3	5S2	
927 S. Fitch Mtn. Rd.	002-361-004	Healdsburg Country Club (Clubhouse)	Tayman Golf Course	5	5S2	
935 S. Fitch Mtn. Rd.	087-240-065	Col. Charles E. Tayman House		5	5S2	
1081 S. Fitch Mtn. Rd.	002-511-041	Frank A. Petray House		3	7N	
1163 S. Fitch Mtn. Rd.	002-640-077	Mumma Ranch	Salotti House	3	3S	
411 Foss St.	002-173-227	Clack House	Scalione Realty	4	7N	
425 Foss St.	002-173-030		Healdsburg Oil Company Office	3	3S	
429 Foss St.	002-173-193			4	6Y	
Front St.	088-170-099	Railroad Bridge	Railroad Bridge	4	7N	
68 Front St.	002-321-002	De Latour House	Isabelle Haigh House	3	3S	
Grant Ave.			Grant Avenue District		3D	
25 Grant Ave.	086-010-012	G.A. Cuneo House	Giorgio's Restaurant	3	7N	
110 Grant St.	002-112-027	Cerri House		4	7N	
131 Grant St.	002-091-122	Van Allen House		4	7N	
210 Grant St.	002-123-009			4	7N	
216 Grant St.	002-123-010			4	7N	
221 Grant St.	002-083-013	Algren House		3	3D	
302 Grant St.	002-121-008			3	3S	
315 Grant St.	002-084-001	Healdsburg High School Gym	Healdsburg Junior High School Gym	3	3S	
328 Grant St.	002-121-013	Ackerman House		3	3S	
402 Grant St.	002-133-028			4	7N	
414 Grant St.	002-133-011			PR	6Y	
425 Grant St.	002-073-001	DI Wiederhold House		3	3S	
431 Grant St.	002-073-020			4	7N	
435 Grant St.	002-073-019			4	7N	
25 W. Grant St.	002-101-001	John Miller House	Calderwood Inn (B&B)	3	3S	Designated

Address	APN	Historic Name	Common Name	CRS <sup>(1)</sup>	HRI <sup>(2)</sup>	Local
26 W. Grant St.	003-040-029	Charles Blazer House		4	5S2	
55 W. Grant St.	002-101-007	Miller Packing House		3	3S	
75 W. Grant St.	089-130-035	George W. Haigh House		4	5S2	
94 W. Grant St.	089-130-215	Hassett's Ranch	Hassett's Castle	4	7N	
95 W. Grant St.	089-130-132	M.B. Baker House		3	3S	
14615 Grove St.	089-130-006	Lewis Norton, Jr. Home		3	3S	
14629 Grove St.	089-130-074	Gillis House		3	3S	
14636 Grove St.	089-130-124	Baker Barn		4	7N	
14645 Grove St.	089-130-082			4	7N	
14730 Grove St.	089-120-075	Scatena House	Seghesio Winery	4	7N	
14730 Grove St.	089-120-075	Roma Winery	Seghesio Winery	5	5S2	
14851 Grove St.	089-120-711	George Washington Haigh Ranch		3	3S	
14891 Grove St.	089-120-695	Butcher Ranch	Dr. Honor House	3	3S	
14979 Grove St.	089-120-042	Watson Ranch	Butts Ranch	3	3S	
15105 Grove St.	089-081-079	Col. John Favour/Banks House		4	7N	
315 Harmon St.	002-291-022			6Z		
319 Harmon St.	002-291-035			6Z		
329 Harmon St.	002-291-041			3S		
321 Haydon St.	002-271-286	A.D. Passalacqua House	Catholic Church's Sisters Home	3	3S	
401 Haydon St.	002-271-260			3	3S	
417 Haydon St.	002-271-237			3	3S	
Healdsburg Ave.	088-170-099	Russian River Bridge	Memorial Beach Bridge	5		
Healdsburg Ave.	088-170-139	Memorial Beach		5	5S2	
Healdsburg Ave.	002-310-000	Healdsburg Avenue Palm Trees		5	5S2	
56 Healdsburg Ave.	002-302-001			contr.	5D2	
146 Healdsburg Ave.	002-262-011	Buff's (Hotel)	House of Sonoma	4	7N	
185 Healdsburg Ave.	002-251-018	Texaco Gas Station		5	5S2	
206 Healdsburg Ave.	002-242-287	Firman Candelot Bldg.		5	5S2	
217 Healdsburg Ave.	002-243-010	Healdsburg Chamber of Commerce		3	3S	

Address	APN	Historic Name	Common Name	CRS <sup>(1)</sup>	HRI <sup>(2)</sup>	Local
250 Healdsburg Ave.	002-242-045	I.O.O.F. Lodge	Odd Fellows Hall	3S	6Y	
243 Healdsburg Ave.	002-243-032				7	
245 Healdsburg Ave.	002-243-033				3D	
Healdsburg Ave.		Plaza		3	5D2	Designated
320 Healdsburg Ave.	002-181-007	Healdsburg National Bank		3	3S	
324 Healdsburg Ave.	002-181-006				5D2	
326 Healdsburg Ave.	002-181-005				5D2	
328 Healdsburg Ave.	002-181-004				5D2	
330 Healdsburg Ave.	002-181-030	Koenig Building		4	7N	
336 Healdsburg Ave.	002-181-015				5D2	
338 Healdsburg Ave.	002-181-014	McManus Store		4	5D2	
417 Healdsburg Ave.	002-172-021	Cerri & Maggenti Grocery		5	5S2	
448/450 Healdsburg Ave.	002-171-014	Healdsburg Machine Shop		3	5S2	
467 Healdsburg Ave.	002-113-006	Ottmer House		3	3S	
540 Healdsburg Ave.	002-112-008	Cerri & Maggenti Grocery		5	5S2	
602 Healdsburg Ave.	002-092-001			5	5S2	
641 Healdsburg Ave.	002-093-010	Carson House		3	3S	
709 Healdsburg Ave.	002-043-008	Hilgerloh House		4	7N	
744 Healdsburg Ave.	002-042-005	Eugene Massoni House		5	5S2	
816 Healdsburg Ave.	002-032-006	Lorenzini Home		3	3S	
845 Healdsburg Ave.	002-033-017	Olivetto Winery		3	3S	
904 Healdsburg Ave.	002-471-031	White City Motel	Redwood Apartments	4	7N	
13604 Healdsburg Ave.	088-170-196	Joseph Gagliardo House		3	3S	
16275 Healdsburg Ave.	089-013-002	Simi Winery	Simi Winery	3	3S	
16276 Healdsburg Ave.	091-040-098	Leo Jehle House	Belle de Jour Bed & Breakfast	4	7N	
316 Hudson St.		Northwestern Pacific Railroad Depot		3	3S	
359 Hudson St.	002-291-033	A.F. Stevens Mill & Lumber Co.	Storage Structures	3D		
420 Hudson St.	002-322-030	Simi Winery/French-Amer. Wine Co.	Roma Vista Winery	5	5S2	
433 Hudson St.	002-291-219	Chambaud / Simi Winery		4	7N	

Address	APN	Historic Name	Common Name	CRS <sup>(1)</sup>	HRI <sup>(2)</sup>	Local
Johnson St.			Johnson Street District		5D2	Designated
511 Johnson St.	002-111-055			contr.	5D2	Designated
518 Johnson St.	002-123-021	Jacob Gleichman House		3	7N	Designated
525 Johnson St.	002-111-008			3D	5D2	Designated
529 Johnson St.	002-111-009			3D	5D2	Designated
530 Johnson St.	002-123-032			contr.	5D2	Designated
533 Johnson St.	002-111-010			3D	5D2	Designated
536 Johnson St.	002-123-007			contr.	5D2	Designated
539 Johnson St.	002-111-027	August Lund House	Grape Leaf Inn (Bed & Breakfast)	3	7N	Designated
542 Johnson St.	002-123-008			3D	5D2	Designated
607 Johnson St.	002-091-011	J.W. Ragsdale House/Dr. J.S. Stone House		3	3S	Designated
613 Johnson St.	002-091-010	Harry Cummings House		3	7N	Designated
614 Johnson St.	002-083-210	Boyle House		4	5S2	Designated
619 Johnson St.	002-090-009	King House		3	3S	Designated
632 Johnson St.	002-083-053	Levi Ketcham		3	7N	Designated
639 Johnson St.	002-091-015	Healdsburg Hospital			3S	Designated
642 Johnson St.	002-083-007	Swisher House		3	3S	Designated
702 Johnson St.	002-053-025	Pordon House		1D	5D2	Designated
707 Johnson St.	002-041-012			contr.	5D2	Designated
713 Johnson St.	002-041-011			contr.	5D2	Designated
719 Johnson St.	002-041-010			contr.	5D2	Designated
727 Johnson St.	002-241-009			contr.	5D2	Designated
730 Johnson St.	002-053-080	Jamers Petray House		3	7N	Designated
735 Johnson St.	002-041-007			contr.	3S	Designated
743 Johnson St.	002-041-031			contr.	5D2	Designated
808 Johnson St.	002-023-012			contr.	5D2	Designated
815 Johnson St.	002-131-128	Adamson House		3	3D	Designated
820 Johnson St.	002-023-152			3D	5D2	Designated
827 Johnson St.	002-031-020			contr.	5D2	Designated



Address	APN	Historic Name	Common Name	CRS <sup>(1)</sup>	HR <sup>(2)</sup>	Local
828 Johnson St.	002-023-006			contr.	5D2	Designated
97 Kennedy Lane	002-591-002	Giovanni Foppiano House		3	3S	
111 Lincoln St.	002-042-030	Breiling House		3	3S	
122 Lincoln St.	002-092-096	Merchant House		3	3S	
225 Lincoln St.	002-052-017			4	7N	
226 Lincoln St.	002-082-030	Dunn Home		4	7N	
233 Lincoln St.	002-052-012	O. Athey House		5	5S2	
401 Lincoln St.	002-063-027			4	7N	
327 Mason St.	002-292-217	James A. Mead House		3	2S2	
312 Mason St.	002-291-016			6Z		
313 Mason St.	002-292-018			6Z		
523 Mason St.	002-282-018	John Favour House		4	7N	
541 Mason St.	002-281-027	Oscar Walker Resort	Riverside Villa Mobile Park	3	3S	
			Matheson Street District		5D2	
25 Matheson St.	002-182-032			PR	6Y	
100, 102 Matheson St.	002-242-045	I.O.O.F. Lodge	Odd Fellows Hall	3S	7N	
106 Matheson St.	002-242-089			4	5D2	
110-114 Matheson St.	002-242-044	Kruse Building		4	7N	
116 Matheson St.	002-242-044	Moore Bldg.		3D	5D2	
126 Matheson St.	002-241-010				5D2	
209 Matheson St.	002-191-001	St. Paul's Episcopal Church	St. Paul's	3	3D	
214 Matheson St.	002-232-002			contr.	5D2	Designated
217 Matheson St.	002-191-008			contr.	5D2	Designated
221 Matheson St.	002-191-007	Carnegie Library	Healdsburg Museum	3	1S	Designated
224 Matheson St.	002-232-014			contr.	5D2	Designated
313 Matheson St.	002-201-038			contr.	5D2	Designated
314 Matheson St.	002-231-007	Hall House		4	5D2	Designated
320 Matheson St.	002-231-008	Field Home		3	7N	Designated
326 Matheson St.	002-231-009	Eli Bush House	Nalley House	3	3D	Designated

Address	APN	Historic Name	Common Name	CRS <sup>(1)</sup>	HRJ <sup>(2)</sup>	Local
329 Matheson St.	002-201-048	Dr. C.W. Weaver's House		4	5D2	Designated
337 Matheson St.	002-201-047	Joseph H. Miller House		3D	5D2	Designated
338 Matheson St.	002-231-048			contr.	5D2	Designated
403 Matheson St.	002-201-046	A.W. Garrett House	A.W. Garrett House	3	3S	Designated
407 Matheson St.	002-201-045	William Knox House		3	7N	Designated
410 Matheson St.	002-231-011	Patchett House	Sunset Manor	3	7N	Designated
411 Matheson St.	002-201-073			contr.	5D2	Designated
418 Matheson St.	002-231-045			contr.	5D2	Designated
423 Matheson St.	002-201-042	George Alexander House		3	3S	Designated
427 Matheson St.	002-201-055	Barnes Home		3	7N	Designated
428 Matheson St.	002-231-014			contr.	5D2	Designated
430 Matheson St.	002-231-015			contr.	5D2	Designated
438 Matheson St.	002-231-016	Storey Home		3	7N	Designated
439 Matheson St.	002-201-408	Charles Sheriffs House		3	5D2	Designated
504 Matheson St.	002-223-005	Crocker Sanitarium	The Palms Hotel/Apartments	3	3S	Designated
509 Matheson St.	002-212-022			contr.	5D2	Designated
513 Matheson St.	002-212-021			contr.	5D2	Designated
517 Matheson St.	002-212-020			contr.	5D2	Designated
527 Matheson St.	002-212-018			contr.	5D2	Designated
532 Matheson St.	002-222-023			contr.	5D2	Designated
533 Matheson St.	002-211-001			contr.	5D2	Designated
540 Matheson St.	002-222-007			contr.	5D2	Designated
544 Matheson St.	002-222-008			contr.	5D2	Designated
545 Matheson St.	002-211-014			contr.	5D2	Designated
554 Matheson St.	002-222-021			contr.	5D2	Designated
555 Matheson St.	002-211-013			contr.	5D2	Designated
75 W. Matheson St.	088-230-156	McDonnell House	McCord House	5	5S2	
44 Mill St.	002-251-205	L.A. Norton Ranch	Mill Street Lumber	4	7N	
128 Mill St.	002-261-011 & -012	Roma Winery/Sunsweet Prune Packing Plant		5	5S2	

Address	APN	Historic Name	Common Name	CRS <sup>(1)</sup>	HRI <sup>(2)</sup>	Local
81 Moore Lane	088-230-040	George Sherriffs House		3	7N	
200 block North St.			North Street District		3D	
300-400 blk North St.			North Street District		5D2	
3 North St.	002-173-021	Cerri Bros. Whouse/Rosenberg Packi	Purity Chemical	3	3S	
134 North St.	002-193-084	Koberg House		4	7N	
141 North St.	002-163-285	Skinner Apartments		3	3D	
201 North St.	002-161-107	Shaffer House	Ware House	3	3D	
207 North St.	002-161-011	Henry Brown House		3	3D	
211 North St.	002-161-025	Powell Mansion	Dr. Seawell's House	3	3D	Designated
212 North St.	002-192-005			contr.	3D	
216 North St.	002-192-006			contr.	3D	
219 North St.	002-161-013	Samuel Meyer House		3	3D	
220 North St.	002-192-007				3D	
226 North St.	002-192-008	Condit House	Sohler House	3D	3D	
227 North St.	002-161-014	John Marshall House	Provine House	3	3B	
301 North St.	002-151-001	Reiners House		3	5D2	
307 North St.	002-152-056			3	3	
330 North St.	002-201-024			contr.	3D	
404 North St.	002-201-027			contr.	5D2	
412 North St.	002-201-291			3D	5D2	
415 North St.	002-152-041			contr.	5D2	
416 North St.	002-201-060			contr.	5D2	
420 North St.	002-201-031			contr.	3D	
432 North St.	002-810-029			contr.	5D2	
433 North St.	002-151-038			4	7N	
444 North St.	002-201-035			contr.	5D2	
445 North St.	002-151-036			3D	5D2	
62 W. North St.	088-230-062			3	3	
Piper St.			Piper Street District		7N	

Address	APN	Historic Name	Common Name	CRS <sup>(1)</sup>	HRI <sup>(2)</sup>	Local
144 Piper St.	002-163-095	Grater Carriage House		3D	5D2	
148 Piper St.	002-163-010			contr.	5D2	
152 Piper St.	002-163-011	John Grater House	Meisner House	3	3S	
201 Piper St.	002-123-001	The Dudley Place		3D	5D2	
216 Piper St.	002-161-214	J.B. Beeson Home		3	3S	
219 Piper St.	002-123-016	Prince House		3	5S2	
225 Piper St.	002-122-001	Abbey S. Prince Home		3D	5D2	
226 Piper St.	002-161-019	Biddle Home		4	7N	
241 Piper St.	002-122-013	Northern Methodist Church	Redwood Four Square Church	3	3S	
401 Piper St.	002-133-001			4	5S2	
402 Piper St.	002-151-016	Roland Truitt House		3	7J	
407 Piper St.	002-133-221	Ames Home		3	2S2	
447 Piper St.	002-132-019			4	7N	
601 Piper St.	088-150-035	Oak Mound Cemetery		5	7N	
111 Plaza St.	002-181-009				7	
113 Plaza St.	002-181-170	Powell Hardware		4	5D2	
115 Plaza St.	002-181-019				7	
117 Plaza St.	002-181-212	Koberg Jewelry		4	5D2	
119 Plaza St.	002-181-020	Farmers' & Mechanics' Bank		3	3S	
128 Plaza St.	002-194-021				5D2	
130 Plaza St.	002-194-016				5D2	
301 Plaza St.	002-201-016	Fred Young House		3	3S	
304 Plaza St.	002-201-003	Browne House		5	5S2	
121 Powell Ave.	002-470-035			4	7N	
201 Powell Ave.	002-470-013	Ellen White House		3	3S	
511 Prince Ave.	002-123-015			3	3S	
515 Prince Ave.	002-123-014			5	5S2	
518 Prince Ave.	002-122-003	Henry H. Payne House		3	3S	
38 Railroad Ave.	002-302-021			contr.	5D2	

Address	APN	Historic Name	Common Name	CRS <sup>(1)</sup>	HR <sup>(2)</sup>	Local
46 Railroad Ave.	002-302-011			contr.	5D2	
204 Second St.	002-221-091	Sarah Cole House	Snook House	3	3S	
112 Sherman St.	002-042-006			PR	6Y	
403 Sherman St.	002-013-035	Henry Passalacqua House		5	5S2	
Tucker St.			Tucker Street District		7N	
212 Tucker St.	002-232-012	Hbg. Grammar School (auditorium)	St. John's School (auditorium)	5	5S2	
301 Tucker St.	002-231-001			contr.	7N	
307 Tucker St.	002-231-036			contr.	7N	
308 Tucker St.	002-271-054	Samuel Meyer House	Healdsburg Manor	3	3S	
313 Tucker St.	002-231-348			3	2S2	
314 Tucker St.	002-271-033			contr.	7N	
317 Tucker St.	002-231-330	Morris Express Stop		3D	3S	
323 Tucker St.	002-231-322			4	7N	
398 Tucker St.	002-271-008			contr.	7N	
402 Tucker St.	002-271-009			contr.	7N	
405 Tucker St.	002-231-280	R. Young House		4	7N	
407 Tucker St.	002-231-042			contr.	7N	
408 Tucker St.	002-271-010			contr.	7N	
411 Tucker St.	002-231-413	J.S. Tucker House		3	3S	
419 Tucker St.	002-231-256	George Alexander House		3	7N	
424 Tucker St.	002-271-146	H.O. Ferguson House		3	7N	
425 Tucker St.	002-231-249	Schwab House		4	7N	
428 Tucker St.	002-271-153	E. Adams		4	7N	
434 Tucker St.	002-271-016			contr.	7N	
436 Tucker St.	002-271-017			contr.	7N	
502 Tucker St.	002-282-085	George Ferguson House		3	3S	
506 Tucker St.	002-282-093	Boss House		4	7N	
507 Tucker St.	002-223-013			contr.	7N	
512 Tucker St.	002-282-101	Paris Ferguson House		3	7N	

Address	APN	Historic Name	Common Name	CRS <sup>(1)</sup>	HRI <sup>(2)</sup>	Local	
515 Tucker St.	002-223-012	Dr. M.C. Farrar House	Foreman House	3	3D		
522 Tucker St.	002-282-013			contr.	7N		
527 Tucker St.	002-223-017			contr.	7N		
532 Tucker St.	002-281-007			contr.	3D		
538 Tucker St.	002-281-087			3	7N		
539 Tucker St.	002-222-130	Coffman House		4	7N		
544 Tucker St.	002-281-236		Wills House	3	7N		
551 Tucker St.	002-222-012	Snook Groove		3D	7N		
552 Tucker St.	002-281-022	Russell Stevens House		3	7N		
8 University St.	002-282-002			PR	6Y		
14 University St.	002-282-036	Walter A. Bowles House		3	3S		
112 University St.	002-282-007			PR	6Y		
500 University St.	002-130-003	Recreation Park	Recreation Park	5	5S2		
702 University St.	002-061-019	Daniel Jewett House		4	7N		
709 University St.	002-062-014	Gotelli House		4	7N		
Ward St.		Bujinasca	Ward Street District		5D2		
7 Ward St.	002-302-002			contr.	5D2		
8 Ward St.	002-301-001			contr.	5D2		
11 Ward St.	002-302-003			contr.	5D2		
13 Ward St.	002-302-004			contr.	5D2		
34 Ward St.	002-301-042	John Passarino House		3D	3S		
35 Ward St.	002-302-008			contr.	5D2		
41 Ward St.	002-302-009			contr.	5D2		
52 Ward St.	002-301-006	Senator Passarino House		3D	5D2		
		<sup>1</sup> National Register Status Code assigned by 1983 Healdsburg Cultural Resource Survey or other evaluation					
		<sup>2</sup> Historic Resource Inventory Code assigned by State Office of Historic Preservation					
		Contr. - Contributor to a district eligible for local listing or designation					

November 1, 2007

Brenda L. Tomaras  
Tomaras & Ogas, LLP  
10755-F Scripps Poway Parkway #281  
San Diego, CA 92131

Subject: City of Healdsburg General Plan Amendment, Sonoma County

Dear Ms. Tomaras:

The City of Healdsburg requests your participation in the review process of its proposed amended General Plan. Christopher A. Joseph & Associates is assisting the City in notifying California Native American tribes on the SB 18 Consultation List (pursuant to the requirements of California Government Code 65352.3) of the opportunity to consult with the City about protecting, or mitigating impacts to, cultural places. As such, this letter shall serve as an official request for information about tribes that are on the SB 18 Consultation List.

The new Healdsburg 2025 General Plan (Draft General Plan) is a proposed comprehensive revision and update of the 1987 Healdsburg General Plan. Revisions to the Draft General Plan include revising the Land Use Map and updating the General Plan Policy Document. Revisions to the General Plan Land Use Map include deletions and additions of designations to reflect changes to land use designations proposed in the Draft General Plan.

The project consists of updates to the Land Use, Economic Development, Transportation, Public Services, Natural Resources, Safety, Community Design, Historic and Cultural Resources, and Administration and Implementation Elements. These updates include changes to General Plan policies, General Plan land use designations, and the General Plan Land Use Map. No changes have been made to the 2002 Housing Element as part of the General Plan Update. The Housing Element will be revised in 2009 in concert with the revision cycle established by State law.

As described below, updates to the Draft General Plan policies fall into several categories.

- **Minor Rewording.** Many of the revisions consist of minor rewording of policies without any change in intent.
- **Revisions to Reflect Changed Conditions.** Other changes include rewording or deletions of policies to reflect changes in conditions in the City since the adoption of the 1987 General Plan.
- **Changes to Uses or Density.** Revisions to include additional permitted uses or changes to density or Floor Area Ratio.
- **General Plan Amendments to Parcels.** Several parcels or portions of parcels would be reclassified with new land use designations.

- **Changes to Land Use Categories.** Includes renaming, combining, or replacing existing categories with new categories. All Highway Commercial (HC) and Mixed Commercial/Light Industrial (MCI) uses would be reclassified to Mixed Use (MU). All Light Industrial (LI) and Heavy Industrial (HI) uses would be reclassified to Industrial (I). All Recreation & Parks (RP) uses would be reclassified to Public/Quasi-Public (PQP) and all Agricultural uses would be reclassified to Open Space (OS).
- **Additions of Performance Standards.** Many policies were revised to include standards or redefined to strengthen and clarify the intent of the policy or to reflect Zoning Ordinance regulations.
- **Policy Deletions.** These deletions include policies that are either no longer applicable, are now implemented through another policy or agency, or policies that have been moved to the implementation program.
- **Policy Additions.** Consists of new policies added to reflect the City's vision to the year 2025 including the addition of Special Study Areas.

Buildout under the General Plan would result in the construction of 1,226 residential units, over 833,834 square feet of commercial space, over 1 million square feet of industrial development, and 209 hotel units.

Please review the sacred lands files for any Native American cultural resources that may be within or adjacent to the City's boundaries. The project area is depicted both on the regional map and General Plan Land Use map. Please provide your comments to Rick Tooker, Planning and Building Director, City of Healdsburg, 401 Grove Street, Healdsburg, CA 95448.

If you have any questions related to this letter, please contact me at the address and phone number above or via e-mail ([katrina.hardt@cajaeir.com](mailto:katrina.hardt@cajaeir.com)).

Sincerely,

Katrina Hardt-Holoch  
**Christopher A. Joseph & Associates**

Enclosures:  
Regional and Vicinity Map  
General Plan Update Map



November 5, 2007

Dry Creek Rancheria of Pomo Indians  
Harvey Hopkins, Chairperson  
PO Box 607  
Geyserville, CA 95441

Subject: City of Healdsburg General Plan Amendment, Sonoma County

Dear Mr. Hopkins,

The City of Healdsburg requests your participation in the review process of its proposed amended General Plan. Christopher A. Joseph & Associates is assisting the City in notifying California Native American tribes on the SB 18 Consultation List (pursuant to the requirements of California Government Code 65352.3) of the opportunity to consult with the City about protecting, or mitigating impacts to, cultural places. As such, this letter shall serve as an official request for information about tribes that are on the SB 18 Consultation List.

The new Healdsburg 2025 General Plan (Draft General Plan) is a proposed comprehensive revision and update of the 1987 Healdsburg General Plan. Revisions to the Draft General Plan include revising the Land Use Map and updating the General Plan Policy Document. Revisions to the General Plan Land Use Map include deletions and additions of designations to reflect changes to land use designations proposed in the Draft General Plan.

The project consists of updates to the Land Use, Economic Development, Transportation, Public Services, Natural Resources, Safety, Community Design, Historic and Cultural Resources, and Administration and Implementation Elements. These updates include changes to General Plan policies, General Plan land use designations, and the General Plan Land Use Map. No changes have been made to the 2002 Housing Element as part of the General Plan Update. The Housing Element will be revised in 2009 in concert with the revision cycle established by State law.

As described below, updates to the Draft General Plan policies fall into several categories.

- **Minor Rewording.** Many of the revisions consist of minor rewording of policies without any change in intent.
- **Revisions to Reflect Changed Conditions.** Other changes include rewording or deletions of policies to reflect changes in conditions in the City since the adoption of the 1987 General Plan.
- **Changes to Uses or Density.** Revisions to include additional permitted uses or changes to density or Floor Area Ratio.
- **General Plan Amendments to Parcels.** Several parcels or portions of parcels would be reclassified with new land use designations.

- **Changes to Land Use Categories.** Includes renaming, combining, or replacing existing categories with new categories. All Highway Commercial (HC) and Mixed Commercial/Light Industrial (MCI) uses would be reclassified to Mixed Use (MU). All Light Industrial (LI) and Heavy Industrial (HI) uses would be reclassified to Industrial (I). All Recreation & Parks (RP) uses would be reclassified to Public/Quasi-Public (PQP) and all Agricultural uses would be reclassified to Open Space (OS).
- **Additions of Performance Standards.** Many policies were revised to include standards or redefined to strengthen and clarify the intent of the policy or to reflect Zoning Ordinance regulations.
- **Policy Deletions.** These deletions include policies that are either no longer applicable, are now implemented through another policy or agency, or policies that have been moved to the implementation program.
- **Policy Additions.** Consists of new policies added to reflect the City's vision to the year 2025 including the addition of Special Study Areas.

Buildout under the General Plan would result in the construction of 1,226 residential units, over 833,834 square feet of commercial space, over 1 million square feet of industrial development, and 209 hotel units.

Please review the sacred lands files for any Native American cultural resources that may be within or adjacent to the City's boundaries. The project area is depicted both on the regional map and General Plan Land Use map. Please provide your comments to Rick Tooker, Planning and Building Director, City of Healdsburg, 401 Grove Street, Healdsburg, CA 95448.

If you have any questions related to this letter, please contact me at the address and phone number above or via e-mail ([katrina.hardt@cajaeir.com](mailto:katrina.hardt@cajaeir.com)).

Sincerely,

Katrina Hardt-Holoch  
**Christopher A. Joseph & Associates**

Enclosures:  
Regional and Vicinity Map  
General Plan Update Map

November 5, 2007

The Federated Indians of Graton Rancheria  
Greg Sarris, Chairperson  
6400 Redwood Drive, Suite 300  
Rohnert Park, CA 94928

Subject: City of Healdsburg General Plan Amendment, Sonoma County

Dear Mr. Sarris,

The City of Healdsburg requests your participation in the review process of its proposed amended General Plan. Christopher A. Joseph & Associates is assisting the City in notifying California Native American tribes on the SB 18 Consultation List (pursuant to the requirements of California Government Code 65352.3) of the opportunity to consult with the City about protecting, or mitigating impacts to, cultural places. As such, this letter shall serve as an official request for information about tribes that are on the SB 18 Consultation List.

The new Healdsburg 2025 General Plan (Draft General Plan) is a proposed comprehensive revision and update of the 1987 Healdsburg General Plan. Revisions to the Draft General Plan include revising the Land Use Map and updating the General Plan Policy Document. Revisions to the General Plan Land Use Map include deletions and additions of designations to reflect changes to land use designations proposed in the Draft General Plan.

The project consists of updates to the Land Use, Economic Development, Transportation, Public Services, Natural Resources, Safety, Community Design, Historic and Cultural Resources, and Administration and Implementation Elements. These updates include changes to General Plan policies, General Plan land use designations, and the General Plan Land Use Map. No changes have been made to the 2002 Housing Element as part of the General Plan Update. The Housing Element will be revised in 2009 in concert with the revision cycle established by State law.

As described below, updates to the Draft General Plan policies fall into several categories.

- **Minor Rewording.** Many of the revisions consist of minor rewording of policies without any change in intent.
- **Revisions to Reflect Changed Conditions.** Other changes include rewording or deletions of policies to reflect changes in conditions in the City since the adoption of the 1987 General Plan.
- **Changes to Uses or Density.** Revisions to include additional permitted uses or changes to density or Floor Area Ratio.
- **General Plan Amendments to Parcels.** Several parcels or portions of parcels would be reclassified with new land use designations.

- **Changes to Land Use Categories.** Includes renaming, combining, or replacing existing categories with new categories. All Highway Commercial (HC) and Mixed Commercial/Light Industrial (MCI) uses would be reclassified to Mixed Use (MU). All Light Industrial (LI) and Heavy Industrial (HI) uses would be reclassified to Industrial (I). All Recreation & Parks (RP) uses would be reclassified to Public/Quasi-Public (PQP) and all Agricultural uses would be reclassified to Open Space (OS).
- **Additions of Performance Standards.** Many policies were revised to include standards or redefined to strengthen and clarify the intent of the policy or to reflect Zoning Ordinance regulations.
- **Policy Deletions.** These deletions include policies that are either no longer applicable, are now implemented through another policy or agency, or policies that have been moved to the implementation program.
- **Policy Additions.** Consists of new policies added to reflect the City's vision to the year 2025 including the addition of Special Study Areas.

Buildout under the General Plan would result in the construction of 1,226 residential units, over 833,834 square feet of commercial space, over 1 million square feet of industrial development, and 209 hotel units.

Please review the sacred lands files for any Native American cultural resources that may be within or adjacent to the City's boundaries. The project area is depicted both on the regional map and General Plan Land Use map. Please provide your comments to Rick Tooker, Planning and Building Director, City of Healdsburg, 401 Grove Street, Healdsburg, CA 95448.

If you have any questions related to this letter, please contact me at the address and phone number above or via e-mail ([katrina.hardt@cajaeir.com](mailto:katrina.hardt@cajaeir.com)).

Sincerely,

Katrina Hardt-Holoch  
**Christopher A. Joseph & Associates**

Enclosures:  
Regional and Vicinity Map  
General Plan Update Map

November 1, 2007

Lytton Band of Pomo Indians  
Lytton Rancheria  
1300 N. Dutton Avenue, Suite A  
Santa Rosa, CA 95401

Subject: City of Healdsburg General Plan Amendment, Sonoma County

To Whom It May Concern::

The City of Healdsburg requests your participation in the review process of its proposed amended General Plan. Christopher A. Joseph & Associates is assisting the City in notifying California Native American tribes on the SB 18 Consultation List (pursuant to the requirements of California Government Code 65352.3) of the opportunity to consult with the City about protecting, or mitigating impacts to, cultural places. As such, this letter shall serve as an official request for information about tribes that are on the SB 18 Consultation List.

The new Healdsburg 2025 General Plan (Draft General Plan) is a proposed comprehensive revision and update of the 1987 Healdsburg General Plan. Revisions to the Draft General Plan include revising the Land Use Map and updating the General Plan Policy Document. Revisions to the General Plan Land Use Map include deletions and additions of designations to reflect changes to land use designations proposed in the Draft General Plan.

The project consists of updates to the Land Use, Economic Development, Transportation, Public Services, Natural Resources, Safety, Community Design, Historic and Cultural Resources, and Administration and Implementation Elements. These updates include changes to General Plan policies, General Plan land use designations, and the General Plan Land Use Map. No changes have been made to the 2002 Housing Element as part of the General Plan Update. The Housing Element will be revised in 2009 in concert with the revision cycle established by State law.

As described below, updates to the Draft General Plan policies fall into several categories.

- **Minor Rewording.** Many of the revisions consist of minor rewording of policies without any change in intent.
- **Revisions to Reflect Changed Conditions.** Other changes include rewording or deletions of policies to reflect changes in conditions in the City since the adoption of the 1987 General Plan.
- **Changes to Uses or Density.** Revisions to include additional permitted uses or changes to density or Floor Area Ratio.
- **General Plan Amendments to Parcels.** Several parcels or portions of parcels would be reclassified with new land use designations.

- **Changes to Land Use Categories.** Includes renaming, combining, or replacing existing categories with new categories. All Highway Commercial (HC) and Mixed Commercial/Light Industrial (MCI) uses would be reclassified to Mixed Use (MU). All Light Industrial (LI) and Heavy Industrial (HI) uses would be reclassified to Industrial (I). All Recreation & Parks (RP) uses would be reclassified to Public/Quasi-Public (PQP) and all Agricultural uses would be reclassified to Open Space (OS).
- **Additions of Performance Standards.** Many policies were revised to include standards or redefined to strengthen and clarify the intent of the policy or to reflect Zoning Ordinance regulations.
- **Policy Deletions.** These deletions include policies that are either no longer applicable, are now implemented through another policy or agency, or policies that have been moved to the implementation program.
- **Policy Additions.** Consists of new policies added to reflect the City's vision to the year 2025 including the addition of Special Study Areas.

Buildout under the General Plan would result in the construction of 1,226 residential units, over 833,834 square feet of commercial space, over 1 million square feet of industrial development, and 209 hotel units.

Please review the sacred lands files for any Native American cultural resources that may be within or adjacent to the City's boundaries. The project area is depicted both on the regional map and General Plan Land Use map. Please provide your comments to Rick Tooker, Planning and Building Director, City of Healdsburg, 401 Grove Street, Healdsburg, CA 95448.

If you have any questions related to this letter, please contact me at the address and phone number above or via e-mail ([katrina.hardt@cajaeir.com](mailto:katrina.hardt@cajaeir.com)).

Sincerely,

Katrina Hardt-Holoch  
**Christopher A. Joseph & Associates**

Enclosures:  
Regional and Vicinity Map  
General Plan Update Map



October 3, 2007

Debbie Treadway  
Native American Heritage Commission  
915 Capital Mall, Room 364  
Sacramento, CA 95814

VIA FACSIMILE: 916.657.5390

Subject: City of Healdsburg General Plan Amendment, Sonoma County

Dear Ms. Treadway:

The City of Healdsburg requests your participation in the review process of its proposed amended General Plan. Christopher A. Joseph & Associates is assisting the City in notifying California Native American tribes on the SB 18 Consultation List (pursuant to the requirements of California Government Code 65352.3) of the opportunity to consult with the City about protecting, or mitigating impacts to, cultural places. As such, this letter shall serve as an official request for information about tribes that are on the SB 18 Consultation List.

The new Healdsburg 2025 General Plan (Draft General Plan) is a proposed comprehensive revision and update of the 1987 Healdsburg General Plan. Revisions to the Draft General Plan include revising the Land Use Map and updating the General Plan Policy Document. Revisions to the General Plan Land Use Map include deletions and additions of designations to reflect changes to land use designations proposed in the Draft General Plan.

The project consists of updates to the Land Use, Economic Development, Transportation, Public Services, Natural Resources, Safety, Community Design, Historic and Cultural Resources, and Administration and Implementation Elements. These updates include changes to General Plan policies, General Plan land use designations, and the General Plan Land Use Map. No changes have been made to the 2002 Housing Element as part of the General Plan Update. The Housing Element will be revised in 2009 in concert with the revision cycle established by State law. As described below, updates to the Draft General Plan policies fall into several categories.

- **Minor Rewording.** Many of the revisions consist of minor rewording of policies without any change in intent.
- **Revisions to Reflect Changed Conditions.** Other changes include rewording or deletions of policies to reflect changes in conditions in the City since the adoption of the 1987 General Plan.
- **Changes to Uses or Density.** Revisions to include additional permitted uses or changes to density or Floor Area Ratio.

- **General Plan Amendments to Parcels.** Several parcels or portions of parcels would be reclassified with new land use designations.
- **Changes to Land Use Categories.** Includes renaming, combining, or replacing existing categories with new categories. All Highway Commercial (HC) and Mixed Commercial/Light Industrial (MCI) uses would be reclassified to Mixed Use (MU). All Light Industrial (LI) and Heavy Industrial (HI) uses would be reclassified to Industrial (I). All Recreation & Parks (RP) uses would be reclassified to Public/Quasi-Public (PQP) and all Agricultural uses would be reclassified to Open Space (OS).
- **Additions of Performance Standards.** Many policies were revised to include standards or redefined to strengthen and clarify the intent of the policy or to reflect Zoning Ordinance regulations.
- **Policy Deletions.** These deletions include policies that are either no longer applicable, are now implemented through another policy or agency, or polices that have been moved to the implementation program.
- **Policy Additions.** Consists of new policies added to reflect the City’s vision to the year 2025 including the addition of Special Study Areas.

Development potential within the City is summarized in the following table:

**Table III-3  
 Healdsburg Planning Area Potential Land Uses**

Approved/Allowed Use	Residential Units	Commercial	Industrial	Hotel Units
Single-Family Residential	932			
Multi-Family Residential	241		11,892	
Industrial	1		995,975	
Commercial		255,634	6,250	59
Retail		519,460		
Mixed Use	53	120,000		
Office		20,000		
<b>Total</b>	<b>1,227</b>	<b>915,094</b>	<b>1,014,117</b>	<b>59</b>
Source: City of Healdsburg, 2007.				

Please review the sacred lands files for any Native American cultural resources that may be within or adjacent to the City’s boundaries. The project area is depicted both on the accompanying 7.5-minute USGS and the regional



(NAME AND TITLE)

(DEPARTMENT)

October 8, 2005

Page 3

and vicinity map. Please provide your comments to Rick Tooker, Planning and Building Director, City of Healdsburg, 401 Grove Street, Healdsburg, CA 95448.

If you have any questions, please contact me at the address and phone number above or via e-mail (erin.efner@cajaeir.com). We look forward to hearing from you. Thank you.

Sincerely,

**Christopher A. Joseph & Associates**

Erin Efner

Enclosures:

USGS 7.5 minute quadrangle

Regional and Vicinity Map



October 9, 2007

Debbie Treadway  
Native American Heritage Commission  
915 Capital Mall, Room 364  
Sacramento, CA 95814

VIA FACSIMILE: 916.657.5390

Subject: City of Healdsburg General Plan Amendment, Sonoma County

Dear Ms. Treadway:

The City of Healdsburg requests your participation in the review process of its proposed amended General Plan. Christopher A. Joseph & Associates is assisting the City in notifying California Native American tribes on the SB 18 Consultation List (pursuant to the requirements of California Government Code 65352.3) of the opportunity to consult with the City about protecting, or mitigating impacts to, cultural places. As such, this letter shall serve as an official request for information about tribes that are on the SB 18 Consultation List.

The new Healdsburg 2025 General Plan (Draft General Plan) is a proposed comprehensive revision and update of the 1987 Healdsburg General Plan. Revisions to the Draft General Plan include revising the Land Use Map and updating the General Plan Policy Document. Revisions to the General Plan Land Use Map include deletions and additions of designations to reflect changes to land use designations proposed in the Draft General Plan.

The project consists of updates to the Land Use, Economic Development, Transportation, Public Services, Natural Resources, Safety, Community Design, Historic and Cultural Resources, and Administration and Implementation Elements. These updates include changes to General Plan policies, General Plan land use designations, and the General Plan Land Use Map. No changes have been made to the 2002 Housing Element as part of the General Plan Update. The Housing Element will be revised in 2009 in concert with the revision cycle established by State law.

As described below, updates to the Draft General Plan policies fall into several categories.

- **Minor Rewording.** Many of the revisions consist of minor rewording of policies without any change in intent.
- **Revisions to Reflect Changed Conditions.** Other changes include rewording or deletions of policies to reflect changes in conditions in the City since the adoption of the 1987 General Plan.
- **Changes to Uses or Density.** Revisions to include additional permitted uses or changes to density or Floor Area Ratio.

- **General Plan Amendments to Parcels.** Several parcels or portions of parcels would be reclassified with new land use designations.
- **Changes to Land Use Categories.** Includes renaming, combining, or replacing existing categories with new categories. All Highway Commercial (HC) and Mixed Commercial/Light Industrial (MCI) uses would be reclassified to Mixed Use (MU). All Light Industrial (LI) and Heavy Industrial (HI) uses would be reclassified to Industrial (I). All Recreation & Parks (RP) uses would be reclassified to Public/Quasi-Public (PQP) and all Agricultural uses would be reclassified to Open Space (OS).
- **Additions of Performance Standards.** Many policies were revised to include standards or redefined to strengthen and clarify the intent of the policy or to reflect Zoning Ordinance regulations.
- **Policy Deletions.** These deletions include policies that are either no longer applicable, are now implemented through another policy or agency, or policies that have been moved to the implementation program.
- **Policy Additions.** Consists of new policies added to reflect the City's vision to the year 2025 including the addition of Special Study Areas.

Buildout under the General Plan would result in the construction of 1,226 residential units, over 833,834 square feet of commercial space, over 1 million square feet of industrial development, and 209 hotel units.

Please review the sacred lands files for any Native American cultural resources that may be within or adjacent to the City's boundaries. The project area is depicted both on the regional map and General Plan Land Use map. Please provide your comments to Rick Tooker, Planning and Building Director, City of Healdsburg, 401 Grove Street, Healdsburg, CA 95448.

If you have any questions related to this letter, please contact me at the address and phone number above or via e-mail ([katrina.hardt@cajaeir.com](mailto:katrina.hardt@cajaeir.com)).

Sincerely,

Katrina Hardt-Holoch  
**Christopher A. Joseph & Associates**

Enclosures:  
Regional and Vicinity Map  
General Plan Update Map



October 9, 2007

Debbie Treadway  
Native American Heritage Commission  
915 Capital Mall, Room 364  
Sacramento, CA 95814

VIA FACSIMILE: 916.657.5390

Subject: City of Healdsburg General Plan Amendment, Sonoma County

Dear Ms. Treadway:

The City of Healdsburg requests your participation in the review process of its proposed amended General Plan. Christopher A. Joseph & Associates is assisting the City in notifying California Native American tribes on the SB 18 Consultation List (pursuant to the requirements of California Government Code 65352.3) of the opportunity to consult with the City about protecting, or mitigating impacts to, cultural places. As such, this letter shall serve as an official request for information about tribes that are on the SB 18 Consultation List.

The new Healdsburg 2025 General Plan (Draft General Plan) is a proposed comprehensive revision and update of the 1987 Healdsburg General Plan. Revisions to the Draft General Plan include revising the Land Use Map and updating the General Plan Policy Document. Revisions to the General Plan Land Use Map include deletions and additions of designations to reflect changes to land use designations proposed in the Draft General Plan.

The project consists of updates to the Land Use, Economic Development, Transportation, Public Services, Natural Resources, Safety, Community Design, Historic and Cultural Resources, and Administration and Implementation Elements. These updates include changes to General Plan policies, General Plan land use designations, and the General Plan Land Use Map. No changes have been made to the 2002 Housing Element as part of the General Plan Update. The Housing Element will be revised in 2009 in concert with the revision cycle established by State law.

As described below, updates to the Draft General Plan policies fall into several categories.

- **Minor Rewording.** Many of the revisions consist of minor rewording of policies without any change in intent.
- **Revisions to Reflect Changed Conditions.** Other changes include rewording or deletions of policies to reflect changes in conditions in the City since the adoption of the 1987 General Plan.
- **Changes to Uses or Density.** Revisions to include additional permitted uses or changes to density or Floor Area Ratio.

- **General Plan Amendments to Parcels.** Several parcels or portions of parcels would be reclassified with new land use designations.
- **Changes to Land Use Categories.** Includes renaming, combining, or replacing existing categories with new categories. All Highway Commercial (HC) and Mixed Commercial/Light Industrial (MCI) uses would be reclassified to Mixed Use (MU). All Light Industrial (LI) and Heavy Industrial (HI) uses would be reclassified to Industrial (I). All Recreation & Parks (RP) uses would be reclassified to Public/Quasi-Public (PQP) and all Agricultural uses would be reclassified to Open Space (OS).
- **Additions of Performance Standards.** Many policies were revised to include standards or redefined to strengthen and clarify the intent of the policy or to reflect Zoning Ordinance regulations.
- **Policy Deletions.** These deletions include policies that are either no longer applicable, are now implemented through another policy or agency, or policies that have been moved to the implementation program.
- **Policy Additions.** Consists of new policies added to reflect the City's vision to the year 2025 including the addition of Special Study Areas.

Buildout under the General Plan would result in the construction of 1,226 residential units, over 833,834 square feet of commercial space, over 1 million square feet of industrial development, and 209 hotel units.

Please review the sacred lands files for any Native American cultural resources that may be within or adjacent to the City's boundaries. The project area is depicted both on the regional map and General Plan Land Use map. Please provide your comments to Rick Tooker, Planning and Building Director, City of Healdsburg, 401 Grove Street, Healdsburg, CA 95448.

If you have any questions related to this letter, please contact me at the address and phone number above or via e-mail ([katrina.hardt@cajaeir.com](mailto:katrina.hardt@cajaeir.com)).

Sincerely,

Katrina Hardt-Holoch  
**Christopher A. Joseph & Associates**

Enclosures:  
Regional and Vicinity Map  
General Plan Update Map