



NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

In compliance with Section 15072 of the Public Resources Code, notice is hereby given by the City of Healdsburg that it intends to consider and adopt a Mitigated Negative Declaration for the following project and that the Mitigated Negative Declaration is available for public review and comment.

The Healdsburg Planning Commission will consider adoption of the Mitigated Negative Declaration on **September 27, 2022 at or after 6:00 pm**, in the City Council chamber located at 401 Grove Street, Healdsburg, CA. A separate public hearing notice for the project will be mailed, published, and posted a minimum of 10-days prior to the meeting.

- Project Title:** Dry Creek Commons Project (Design Review Permit DR 2022-01)
- Project Location:** 155 Dry Creek Road, Healdsburg, Sonoma County, California
Assessor Parcel No.: 089-071-002
- Project Applicants:** Burbank Housing Development Corporation (BHDC)
1425 Corporate Center Parkway
Santa Rosa, California 95407
- Project Description:** Major Design Review for a 58-unit, four-story, 100% affordable apartment building and associated amenities on an undeveloped lot. The project includes 104 parking spaces and is accessed from Dry Creek Road. The project requests waivers under the State Density Bonus Law for additional height to accommodate the maximum height of 56 feet at the penthouse stairwells, elimination of covered parking requirements, reduced lighting and landscaping requirements, and reduced open space requirements. The project also proposes to protect the Foss Creek watershed and riparian corridor and mitigate for wetland impacts on-site at a ratio slightly greater than 1.64:1. The site has a General Plan and Land Use designation of Mixed-Use.
- Review Period:** **July 15, 2022 to August 15, 2022**
- Identified Environmental Impacts** The City has determined there will be no adverse environmental impacts associated with this project provided the recommended mitigation measures contained in the Initial Study, proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan are adopted. The project site is not included on any lists relating to hazardous waste.
- Location of Documents:** The Initial Study, proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan, and supporting documents are available for review at the address below. The document is also available at the City's web site in the Environmental Documents section of the Planning and Building Department area of the web site at [Environmental Documents | Healdsburg, CA - Official Website](#).
- Submittal of Documents** Comments may be submitted to the City of Healdsburg Community Development Department, 401 Grove Street, Healdsburg, CA 95448 by the end of the comment period.

For further information, contact Ellen McDowell, at 707.473.4463 or emcdowell@healdsburg.gov.