



**CALIFORNIA ENVIRONMENTAL QUALITY ACT**  
**NOTICE OF EXEMPTION**

To:  Sonoma County Clerk  
2300 County Center Drive, Suite B-177  
Santa Rosa, CA 95403

From: City of Healdsburg  
Community Development Department  
401 Grove Street  
Healdsburg, CA 95448  
Planning 707-431-3346

Office of Planning and Research  
PO Box 3044, Room 113  
Sacramento CA 95812-3044

**Project Title:** Healdsburg Avenue Apartments  
**Project Applicant:** KHE Holdings, LLC, 1301 Farmers Lane, Ste. 302, Santa Rosa, CA 95405  
**Project Location:** 3 Healdsburg Avenue, Healdsburg, CA 95448 (APN 088-170-003)

**Description of nature, purpose and beneficiaries of project:**

Design Review and Heritage Tree Permit to construct a new 30-unit apartment project on a 1.232-acre site located at the southwest corner of Healdsburg Avenue and Kennedy Lane. Three of the 30 units would be restricted as affordable housing for a period of 55 years and an additional 12 units would be restricted to middle-income households for a period of 55 years. The project includes a Density Bonus to increase the number of allowed dwellings from 24 to the proposed 30 units. The project also includes the removal of 5 existing detached rental units.

The 30 apartments are stacked flats proposed within five, two-story buildings. Units are 1-, 2-, and 3-bedroom apartments ranging in size from 490 square feet to 1,029 square feet. The unit count will be as follows: 4 one-bedroom units, 18 two-bedroom units and 8 three-bedroom units. A total of 45 on-site parking spaces are proposed with one two-way access driveway from Healdsburg Avenue.

To allow for the construction of the apartment project, the applicant is requesting approval of a Heritage Tree Permit to allow for the removal of six trees that have a diameter of 30 inches or greater. Heritage trees approved for removal are required to be replaced at a 3:1 ratio.

**Name of Public Agency Approving Project:** City of Healdsburg

**Name of Person or Agency Carrying Out Project:** KHE Holdings, LLC – Jeff Komar and Ted Hollen

**Exempt Status Check One**

- Ministerial (Sec 21080(b)(1); 15268)  
 Declared Emergency (Sec. 21080(b)(3); 15269(a))  
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c))  
 Categorical Exemption: Type and Section Number: Section 15332 (In-Fill Development Projects- Class 32)  
 Statutory Exemption. Code Number: \_\_\_\_\_

**Reasons project is exempt:**

See Explanation on next page.

**Area**

**Lead Agency Contact:** Scott Duiven **Code/Telephone:** 707-431-4463

**Signature:** Scott M. Duiven **Date:** 1/5/2023 **Title:** Community Development Dir.

Signed by Lead Agency       Signed by Applicant

If filed by applicant:

1 Attach certified document of exemption finding

2. Has NOE been filed by the public agency approving the project?  Yes  No

**Reasons project is exempt:**

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as the applicable zoning designation and regulations.

*The proposed project is located on a site within the High Density (HR) General Plan Land Use designation and the Multi Family (RM) Zoning District. The proposed apartment project is a permitted use and the proposed buildings and site improvements are consistent with the development standards of the zoning district and are consistent with the development standards of the zoning district and general development standards set forth in the Land Use Code except as modified by Density Bonus Law concessions and/or waivers. The courts have determined modifications required by the Density Bonus Law do not disqualify the project from claiming the exemption.*

- (b) The proposed development occurs within the city limits on a project site of no more than five acres substantially surrounded by urban uses.

*The subject site is 1.232 acres, located within the city limits of the City of Healdsburg, and is adjacent to urban uses on three sides.*

- (c) The project site has no value as habitat for endangered, rare or threatened species.

*The project site is relatively small lot with five existing detached homes and landscaping and provides no value as habitat for endangered, rare, or threatened species. The project site is across Kennedy Lane from the Russian River; however, all existing and proposed improvements and construction activities are located outside of designated General Plan riparian setbacks.*

- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

- **Traffic:** *The project site is located at the intersection of Healdsburg Avenue and Kennedy Lane/Front Street. This intersection is fully signalized and is a major entrance and exit point between Healdsburg and points south. Due to proximity of the intersection to the Healdsburg Bridge, the design of the intersection is very tight and changes to this configuration are not possible. At the time this project was submitted in 2017, the Public Works Director determined that a traffic study was not needed in that the project was already zoned for multifamily development and is designed with a single driveway placed as far away from the intersection as possible, and therefore traffic impacts are minimized to the maximum extent feasible.*

- **Noise:** *The project site is located within an existing urbanized area with a mixture, of commercial and residential uses. The proposed residential project is not a use that would warrant a noise study with respect to noise generation. Based on the 2030 General Plan Safety Element, the area is located within a projected future noise contour area of less than 60 dBA. The General Plan allows up to 65 dBA for multi-family residential uses and conditionally allows up to 70 dBA. Interior residential may not exceed 45 Dba. Additionally, the proposed project does not include sensitive receptors and is not located within proximity of any sensitive receptors. Noise generated on the project site would be subject to the requirements of the Healdsburg Municipal Code (Section 9.32).*
- **Air Quality:** *The project site is in the North Coast Air Basin, where air quality is regulated by the North Sonoma County Air Pollution Control District (NSAPCD). The Air Basin is in attainment for all federal and State ambient air quality standards. Therefore, the project is not required to conduct any additional analysis. Due to the small construction footprint and short construction timeframe, the applicant will not be required to prepare or implement an air quality plan. In addition, the Healdsburg 2030 General Plan includes policy NR-28, includes Best Management Practices (BMPs) to address construction related air emissions and have been included in the conditions of approval for the project.*
- **Water Quality:** *The project will be required to install post construction stormwater treatment best management practices (BMP) in accordance with the current version of the Low Impact Development (LID) Technical Design Manual. A Final Stormwater Management Plan will be required to be submitted with the building permit plans for the site.*

(e) The site can be adequately served by all required utilities and public services.

*The site is located within the City of Healdsburg urban service area and can be adequately served by the City's water and sewer systems. Electric is provided by the City of Healdsburg Utilities. Natural gas is provided to the site by Pacific Gas and Electric. The City of Healdsburg provides Fire and Police services for the site.*