

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Sonoma

From: (Public Agency): City of Healdsburg
401 Grove Street
Healdsburg, CA 95448

(Address)

Project Title: 359 Hudson Street - The Hudson

Project Applicant: Gallagher Signature Living - 359 Hudson Street, Healdsburg, CA 95448

Project Location - Specific:

359 Hudson Street, Healdsburg, California 95448

Project Location - City: Healdsburg Project Location - County: Sonoma

Description of Nature, Purpose and Beneficiaries of Project:

The Project comprises a Continuing Care Retirement Community (CCRC) (senior housing and residential care facility) and affordable housing development at 359 Hudson Street. The Project would redevelop the approximately 3.61-acre site with a four-story senior living building containing 67 independent and assisted living units, an associated single-story six-bed memory care building with one manager's unit, and a separate parcel containing 10 deed-restricted affordable housing units.

Name of Public Agency Approving Project: City of Healdsburg

Name of Person or Agency Carrying Out Project: City of Healdsburg

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. State type and section number: 15332 - In-fill Exemption
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The Project qualifies for a Class 32 infill development exemption under CEQA because it is consistent with the General Plan and zoning, with incentives and waivers authorized under State Density Bonus Law. The 3.61-acre site is within City limits, is smaller than five acres, and is substantially surrounded by urban uses. The existing developed and paved site has no habitat value for endangered, rare, or threatened species. The technical studies demonstrate no significant traffic, noise, air quality, or water quality impacts. Updated analyses confirm that the affordable housing modifications would not create new or increased impacts. Existing utilities and public services can adequately serve the Project. None of the exceptions to the exemption apply. The record identifies no significant cumulative impacts, unusual circumstances resulting in potentially significant environmental effects, or impacts involving sensitive environmental areas, designated scenic highways, hazardous waste sites, or historical resources.

Lead Agency

Contact Person: Ellen McDowell Area Code/Telephone/Extension: 707-473-4463

If filed by applicant:

1. Attach notified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Scott M. Duiven Date: 10/06/2026 Title: Community Development Director

■ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____