



NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that pursuant to the State of California Public Resources Code and Sections 15072 and 15073 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), the City of Cloverdale hereby gives notice that a Draft Initial Study/Mitigated Negative Declaration (IS/MND) is available for public review and comment. The IS/MND found that the environmental effects from the proposed Alexander Valley Wellness Center project would be less than significant with mitigation.

Project Title: Alexander Valley Wellness Center

Project Location: West side of S. Cloverdale Boulevard between Citrus Fair Drive and Healdsburg Avenue, Cloverdale, Sonoma County, California 95425.
APN 001-440-049

Description of project: The project would construct a 47,639-square-foot, 3-story all-inclusive community wellness center on the 2.8-acre project site. The Alexander Valley Wellness Center (wellness center) would function as a primary care clinic while also providing services such as pediatric care, dental health, behavioral health, urgent care, alternative health, teen clinic, and outreach and education services such as wellness and cooking classes. The project would provide outpatient services consistent with health facilities licensed under Section 1200 of the California Health and Safety Code and would limit services to those listed in California Building Standard Code (CBC) Section 1226.6 and would not provide overnight care.

Review Period and Document Availability Location: The Draft IS/MND and support documents are available for review and comment. The 30-day comment period is from December 23, 2019 to January 23, 2020. All interested persons are invited to send written comments to the address listed below no later than the hearing date and/or be present to comment orally on the project. If you challenge this item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to, the public hearing.

Findings: The proposed Alexander Valley Wellness Center project would result in potentially significant impacts but compliance with regulatory requirements and implementation of mitigation measures would reduce all potentially significant adverse impacts to less than significant levels.

Lead Agency: City of Cloverdale Community Development Department:

Notice of Public Hearing: The Planning Commission of the City of Cloverdale will consider the proposed project and recommendation to adopt a Mitigated Negative Declaration at a public hearing on a date yet to be determined at 6:30 p.m. or as soon thereafter as may be heard at the Cloverdale Performing Arts Center, 209 North Cloverdale Blvd., Cloverdale, California, for consideration and possible recommendation to the City Council on the adoption of the Mitigated Negative Declaration for the project.

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