

CITY OF HEALDSBURG

GENERAL PLAN AMENDMENT
2015-2023 HOUSING ELEMENT UPDATE
INITIAL STUDY & NEGATIVE DECLARATION



September 2014

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I BACKGROUND

1. Project Title: City of Healdsburg General Plan, Housing Element Update

2. Lead Agency Name and Address: City of Healdsburg
Planning & Building Department
401 Grove Street
Healdsburg, CA 95448

3. Contact Person and Phone Number: Jesse Brown
City of Healdsburg
707.431.3346

4. Project Location: The City of Healdsburg

5. Project Sponsor's Name and Address: City of Healdsburg
Planning & Building Department
401 Grove Street
Healdsburg, CA 95448

6. General Plan Designation: N/A

7. Zoning: N/A

8. Project Description Summary:

The proposed project is an update of the Housing Element of the City of Healdsburg General Plan. See further discussion that follows in the "Background and Introduction" and "Project Description" sections.

2 SOURCES

The following documents are referenced information sources utilized by this analysis:

- City of Healdsburg General Plan, 2009-2030 (July 2009)
- City of Healdsburg General Plan EIR, SCH#2007082030 (July 2009)
- Central Healdsburg Avenue Plan (November 2013)
- Central Healdsburg Avenue Plan EIR, SCH#2012112011 (November 2013)
- Saggio Hills Area Plan (January 2011)
- Saggio Hills Area Plan Revised Draft EIR, SCH#2003062025 (August 2007)

3 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact.” A more detailed assessment may be found on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gases | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use & Planning | <input type="checkbox"/> Energy & Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population & Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation & Circulation | <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

4 DETERMINATION

On the basis of this initial study:

- I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier General Plan EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier General Plan EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Pursuant to Public Resources Code Section 21080(c)(2) and CEQA Guidelines Section 15168(c)(1), the City of Healdsburg, as lead agency for the proposed project, has prepared an initial study to make the following findings:

1. Pursuant to CEQA Guidelines Section 15162, the proposed activity is adequately described and is within the scope of the General Plan EIR.
2. All feasible mitigation measures developed in the General Plan EIR have been incorporated into the project.
3. There is no substantial evidence before the lead agency that the subsequent project, as revised, may have a significant effect on the environment.
4. The analyses of cumulative impacts, growth inducing impacts, and irreversible significant effects on the environment contained in the General Plan EIR are adequate for this subsequent project.
5. Pursuant to Public Resources Code Section 21157.6(a), having reviewed the General Plan EIR, the City of Healdsburg finds and determines that:
 - a. no substantial changes have occurred with respect to the circumstances under which the General Plan EIR was certified, and
 - b. that there is no new available information which was not and could not have been known at the time the General Plan EIR was certified.

Signature

Date

Jesse Brown

Printed Name

City of Healdsburg

For

5 BACKGROUND AND INTRODUCTION

This Initial Study provides environmental analysis pursuant to the California Environmental Quality Act (CEQA) for the proposed City of Healdsburg General Plan Housing Element Update (proposed project). The project site to be affected by the Housing Element Update is the area within the City Limits.

This Housing Element Update is required by State law (California Government Code Section 65580 – 65589.8). The Draft Housing Element identifies residential sites adequate to accommodate a variety of housing types for all income levels and needs of special population groups defined under State law (California Government Code Section 65583); analyzes governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of the existing affordable housing stock; and outlines policies to promote housing opportunities for all persons.

The Initial Study focuses on whether the proposed project may cause significant effects on the environment. In particular, consistent with Section 21083.3, this Initial Study is intended to assess any effects on the environment that are peculiar to the proposed project or to the parcels on which the project would be located that were not addressed or analyzed as significant effects in an EIR, or which substantial new information shows will be more significant than described in the General Plan EIR or a more recent special purpose plan or planned development EIR.

The Housing Element is formulated and adopted as part of the General Plan. The General Plan EIR evaluates the direct, indirect, and citywide impacts of implementing the Housing Element. The City of Healdsburg adopted its current General Plan in 2009. The 2009 General Plan underwent extensive environmental review in the form of an EIR, which was adopted in 2009. Since 2009, the City has adopted two special purpose plans consistent with the General Plan: the Saggio Hills Area Plan (SHAP) and the Central Healdsburg Avenue Plan (CHAP). These developments have been amended into the General Plan and their EIRs contained a comprehensive evaluation of the effects of implementing the Healdsburg General Plan as amended by development in these areas. The General Plan EIR and the EIRs for these two developments are comprehensive in their analysis of the environmental impacts associated with development in the city. This includes discussion of a full range of alternatives and growth inducing impacts associated with urban development in the city. The EIRs for the Healdsburg General Plan, SHAP, and CHAP are comprehensive documents. Due to various references in the Housing Element and their importance relative to understanding the environmental analysis that has occurred to date with respect to development in the City of Healdsburg, all three documents are hereby incorporated by reference pursuant to State CEQA Guidelines Section 15150.

The Housing Element is a policy document consistent with the General Plan and adopted special purpose plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, SHAP EIR, and CHAP EIR. No new housing sites, beyond those already identified in the General Plan EIR, SHAP EIR, and CHAP EIR are proposed as part of this update. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in environmental impacts. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

6 PROJECT DESCRIPTION

Housing Element Overview

The Housing Element is a comprehensive statement by the City of Healdsburg of its broad and specific commitments to facilitate the development of housing in the city. The Housing Element is one of the seven General Plan elements mandated by the State of California, as articulated in Sections 65580 to 65589.8 of the Government Code. State law requires that the Housing Element consist of "...an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement and development of housing." The residential character of the city is, to a large extent, determined by the variety of its housing and the locations and maintenance of the housing. The Housing Element is an official response to the need to provide housing for all economic segments of the population, establishing goals, policies, and programs that will guide City decision making and set forth an action plan to implement these housing programs through 2023.

Government Code Section 65583 requires that the Housing Element include the following components:

- A review of the previous Housing Element's goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element.
- An assessment of housing needs and an inventory of resources and constraints related to the meeting of these needs.
- An analysis and program for preserving assisted housing developments.
- A housing sites inventory that identifies parcels that will fulfill the Regional Housing Needs Allocation (RHNA).
- A statement of community goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.
- A program that sets forth an eight-year schedule of actions that the City is undertaking or intends to undertake, in implementing the policies set forth in the Housing Element.

City of Healdsburg's Housing Needs

Several factors influence the demand for housing as well as the type of housing demanded in the City of Healdsburg. Major "needs" categories considered in the Housing Element include: housing needs resulting from population growth in the city and the surrounding region;

housing needs that result when households are paying more than they can afford for housing; housing needs of "special needs groups" such as the elderly, large families, female heads of households, households with persons with disabilities, and the homeless; and housing needs resulting from overcrowding in existing units.

The Regional Housing Needs Allocation (RHNA) reflects the California Department of Housing and Community Development's (HCD) determination of the projected housing needs in a region, broken down by income level. The Association of Bay Area Governments (ABAG) is tasked with allocating this regional housing need amongst the jurisdictions in the nine Bay Area counties, including those in Sonoma County.

Table I shows the RHNA for new construction in Healdsburg during the planning period, adjusted to include its need for extremely low-income housing. State law requires that the City determine the subset of the very low-income regional need that constitutes the community's need for extremely low-income housing. Local governments can either identify their own methodology for calculating the need or presume that the need is 50 percent of the very low-income need. The City of Healdsburg has chosen the latter method to estimate its extremely low-income need.

Healdsburg's RHNA for the 2014-2022 planning period is 157 housing units, as shown in Table I (note: the RHNA planning period is different than the Housing Element planning period). As part of the Housing Element update, the City prepared a housing sites inventory to demonstrate Healdsburg's ability to fulfill its RHNA.

Table I Share of Regional Housing Need

City of Healdsburg
2014-2022¹

Income Group ²	No. of Units	Share of Total	Annual Average
Extremely Low (\leq 30% of AMI)	15	10%	2
Very Low (31–50% of AMI)	16	10%	2
Low (51–80% of AMI)	24	15%	2
Moderate (81–120% of AMI)	26	17%	3
Above Moderate (\geq 120% of AMI)	76	48%	8
Total	157	100%	16

Note: Numbers may not add up due to rounding

¹Planning period includes 1/1/2014 through 10/31/2022

²Area median income established by HUD on an annual basis

Source: ABAG Regional Housing Needs Allocation, July 2013.

Capacity to Meet the Regional Housing Need

Table 2 summarizes the City of Healdsburg’s capacity to meet the RHNA for the 2014-2022 RHNA planning period. After accounting for capacity from units under construction, approved projects, and vacant and underutilized sites, the City of Healdsburg has a surplus capacity for 136 lower-income units and 278 above moderate-income units. While none of the vacant sites are inventoried as having capacity for moderate-income housing, the surplus of lower-income units can be used to meet the remaining obligation of 22 moderate-income units.

Table 2 Summary of Capacity to Meet 2014-2022 RHNA

City of Healdsburg
2014

	Household Income Category					
	Extrem. Low Income	Very Low Income	Low Income	Moderate Income	Above Mod. Income	Total
2014-2022 Regional Housing Need	15	16	24			
	Total “Lower-Income”: 55 units			26	76	157
Units Under Construction	0	0	2	0	27	29
Approved Units	0	3	5	4	168	180
Vacant and Underutilized Sites (low end of range)	181			0	159	340
Total Capacity	191			4	354	549
Surplus/(Deficit) of Housing Units	136			0¹	278	392

¹ Surplus units from the lower-income categories can be used to satisfy the deficit of 22 moderate-income units.

Source: City of Healdsburg, 2014

Housing Element Organization

The City of Healdsburg’s Housing Element is organized into seven primary sections as outlined below:

- **Introduction.** Explains the purpose, process, and content of the Housing Element.
- **Community Context and Population Trends.** Describes current and projected demographic and economic characteristics of Healdsburg.
- **Existing Housing Needs.** Describes the housing characteristics of Healdsburg, as well as the current housing needs.
- **Projected Housing Needs.** Describes ABAG projections and the City of Healdsburg’s Regional Housing Need Allocation for the 2014-2022 projection period.

- **Housing Development Constraints.** Analyzes the actual and potential governmental and non-governmental constraints to the maintenance, preservation, conservation, and development of housing.
- **Housing Opportunities and Resources.** Analyzes the various land, financial, and administrative resources available to the City for meeting its housing needs.
- **Opportunities for Energy Conservation.** Describes steps the City has taken to promote energy conservation through transit-oriented and mixed-use development.
- **Housing Plan.** Describes the goals, policies, and implementation programs of the Housing Element, which are intended to address existing and future housing needs and minimize constraints on housing development during the 2015-2023 planning period.

Given the detail and lengthy analysis in developing the Housing Element, supporting background material is included in the following appendices:

- **Appendix A.** Review of 2009-2014 Housing Element Policies and Actions
- **Appendix B.** Restricted Affordable Housing
- **Appendix C.** Potential Residential Development
- **Appendix D.** Deficient Housing Locations
- **Appendix E.** State Funding Programs
- **Appendix F:** Housing Element Update Public Contact
- **Appendix G.** Summary of Public Outreach

7 **DISCRETIONARY ACTION**

Implementation of the proposed project would require the following discretionary actions by the City of Healdsburg Planning Commission/City Council:

- Approval of a Negative Declaration; and
- Approval of the Housing Element for the City of Healdsburg.

8 ENVIRONMENTAL CHECKLIST

The following section adapts and completes the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist is used to describe the impacts of the proposed project.

For this checklist, the following designations are used:

Potentially Significant Impact: An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

Potentially Significant With Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than-significant level.

Less-Than-Significant Impact: Any impact that would not be considered significant under CEQA relative to existing standards.

No Impact: The project would not have any impact.

It should be noted that the General Plan EIR had identified significant and unavoidable impacts for aesthetics, air quality, noise, and transportation topics. As no physical land use changes are proposed as part of the Housing Element update, no new impacts would result.

I. AESTHETICS

Would the project:

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion: The Housing Element is a policy document consistent with the General Plan and adopted special purpose plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, SHAP EIR, and CHAP EIR. No new housing sites, beyond those already identified in the General Plan EIR, SHAP EIR, or CHAP EIR, are proposed as part of this update. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in impacts to scenic vistas, scenic resources, or visual character, and will not create sources of substantial light or glare which adversely affects views. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential aesthetic-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

II. AGRICULTURE RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

Would the project:

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Involve other changes in the existing environment which, due to their location or nature, could individually or cumulatively result in loss of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion: The Housing Element is a policy document consistent with the General Plan and adopted special purpose plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, SHAP EIR, and CHAP EIR. No new housing sites, beyond those already identified in the General Plan EIR, SHAP EIR, or CHAP EIR are proposed as part of this update. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in impacts to farmland, forestland, Williamson Act contracts, timberland, or timberland-zoned Timberland Production. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential agriculture- and forestry-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion: Ambient air quality is described in terms of compliance with State and Federal standards, and the levels of air pollutant concentrations considered safe to protect the public health and welfare. These standards are designed to protect people most sensitive to respiratory distress, such as the elderly, very young children, persons with asthma or other illnesses, and persons engaged in strenuous work or exercise. The EPA has established national ambient air quality standards (NAAQS) for seven air pollution constituents. As permitted by the Clean Air Act, California has adopted more stringent air emissions standards and expanded the number of regulated air constituents.

The California Air Resources Board (CARB) is required to designate areas of the state as attainment, nonattainment, or unclassified for any state standard. An “attainment” designation for an area signifies that pollutant concentrations do not violate the standard for that pollutant in that area. A “nonattainment” designation indicates that a pollutant concentration

violated the standard at least once. Sonoma County continues to be a non-attainment area for particulate matter, carbon monoxide, and ozone.

The City of Healdsburg is located in northern Sonoma County, which falls within the North Coast Air Basin, along with Del Norte, Humboldt, Trinity, and Mendocino Counties. The Northern Sonoma County Air Pollution Control District (NSCAPCD) is the local agency responsible for monitoring air quality conditions in northern Sonoma County, including all of the Planning Area, and for carrying out enforcement activities to maintain air quality with applicable State and Federal standards.

The Housing Element is a policy document consistent with the General Plan and adopted special purpose plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential impacts in the General Plan EIR, SHAP EIR, and CHAP EIR. No new housing sites, beyond those already identified in the General Plan EIR, SHAP EIR, or CHAP EIR are proposed as part of this update. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in impacts to air quality or plans for air quality, or produce pollutants or odors. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential air quality-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact. Short-term air quality impacts resulting from construction of the sites, such as dust generated by clearing and grading activities, exhaust emissions from gas- and diesel-powered construction equipment, and vehicular emissions associated with the commuting of construction workers will be subject to NSCAPCD rules/protocols.

IV. BIOLOGICAL RESOURCES

Would the project:

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or State habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion: The Housing Element is a policy document consistent with the General Plan and adopted special purpose plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, SHAP EIR, and CHAP EIR. No new housing sites, beyond those already identified in the General Plan EIR, SHAP EIR, or CHAP EIR are proposed as part of this update. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in impacts to biological habitats. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential biological-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

V. CULTURAL RESOURCES

Would the project:

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Directly or indirectly destroy a unique paleontological resource on site or unique geologic features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion: Any evidence of cultural resources that might be unearthed in the process of construction becomes immediate grounds for the halting all construction until the extent and significant of any find is properly catalogued and evaluated by archaeological and cultural resource authorities recognized as having competence by the State of California. The Housing Element is a policy document consistent with the General Plan and adopted special purpose plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, SHAP EIR, and CHAP EIR. No new housing sites, beyond those already identified in the General Plan EIR, SHAP EIR, or CHAP EIR are proposed as part of this update. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in impacts to cultural or archaeological resources. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential cultural resources-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

VI. GEOLOGY AND SOILS

Would the project:

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				✘
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist - Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
e. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
f. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion: Soils, geology, and seismicity conditions are important aspects of all development projects in the San Francisco Bay Area. Although most projects have little or no effect on geology, any project involving construction will have some effect on soils and topography; and all may be affected by certain geologic events, such as earthquakes and are protected through existing building codes and regulations. The City of Healdsburg is currently (2014) not within one of the Alquist-Priolo Earthquake Fault Zones established by the California Division of Mines and Geology around known active faults.

The Housing Element is a policy document consistent with the General Plan and adopted special purpose plans. The Housing Element identifies sites designated for residential

development that were previously evaluated for potential geological impacts (i.e., local faulting, soils and soil resource conditions; the potential effects of seismicity; and the potential effects of planning and development on soil resources) in the General Plan EIR, SHAP EIR, and CHAP EIR. No new housing sites, beyond those already identified in the General Plan EIR, SHAP EIR, or CHAP EIR are proposed as part of this update. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in impacts to geologic or soil resources. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential geologic-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

VII. GREENHOUSE GAS EMISSIONS

Would the project:

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the atmosphere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion: It is widely recognized that anthropogenic emissions of greenhouse gases and aerosols are contributing to changes in the global climate, and that such changes could have adverse effects on the environment, the economy, and public health. Under CEQA, an analysis of the physical and environmental consequences of climate change and the contributions of individual development projects to this cumulative effect is therefore required.

General guidelines for preparing CEQA climate change analyses were released by the California Office of Planning and Research (OPR). The GHG analysis can also use approaches prepared by a number of professional associations and agencies that have published suggested approaches and strategies for complying with CEQA’s environmental disclosure requirements. Such organizations include the California Attorney General’s Office (AGO), the California Air Pollution Control Officers Association (CAPCOA), the United Nations and World Meteorological Organization’s Intergovernmental Panel on Climate Change (IPCC), and the Association of Environmental Professionals (AEP).

GHG emissions produced by the residential sector are the result of natural gas and other fossil fuel consumption used for heating and cooking applications. Electricity usage by buildings results in GHG emissions that occur at the power plants and transmission lines used to provide that energy, which may or may not be located within the city limits. All residential development in Healdsburg must comply with the standards in Title 20, Energy Building Regulation, and Title 24, Energy Conservation Standards of the California Code of Regulations, including CALGreen, to reduce GHG emissions in new construction.

The Housing Element is a policy document consistent with the General Plan and adopted special purpose plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential GHG-related impacts in the General Plan EIR, SHAP EIR, and CHAP EIR. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The following provides further discussion about greenhouse gases for information purposes.

Regulatory Framework

California Global Warming Solutions Act of 2006 (AB 32)

In September 2006, the Governor signed AB 32, the California Global Warming Solutions Act (Health and Safety Code Section 38500 et. seq.). The Act codifies the executive order reduction of statewide GHG emissions to 1990 levels by the year 2020. This change, which is estimated to be a 25 to 35 percent reduction from current emission levels, will be accomplished through an enforceable statewide cap on GHG emissions that will be phased in starting in 2012.

SB 375

On September 30, 2008, Governor Schwarzenegger signed Senate Bill (SB) 375 into law. This legislation links transportation and land use planning with the CEQA process to help achieve the GHG emission reduction targets set by AB 32. Regional transportation planning agencies are required to include a sustainable community strategy (SCS) in regional transportation plans. The SCS must contain a planned growth scenario that is integrated with the transportation network and policies in such a way that it is feasible to achieve AB 32 goals on a regional level. SB 375 also identifies new CEQA exemptions and stream lining for projects that are consistent with the SCS and qualify as Transportation Priority Projects (TPP). TPPs must meet three requirements: 1) contain at least 50 percent residential use; commercial use must have floor area ratio (FAR) or not less than 0.75; 2) have a minimum net density of 20 units per acre; and 3) be located within one-half mile of a major transit stop or high quality transit corridor included in the regional transportation plan.

Plan Bay Area, Strategy for a Sustainable Region

The Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments' (ABAG) Plan Bay Area is the Bay Area's Regional Transportation Plan (RTP)/Sustainable Community Strategy (SCS). The Final Plan Bay Area was adopted on July 18, 2013. The SCS sets a development pattern for the region, which, when integrated with the transportation network and other transportation measures and policies, would reduce GHG emissions from transportation (excluding goods movement) beyond the per capita reduction targets identified by CARB. According to Plan Bay Area, the Plan meets a 16 percent per capita reduction of GHG emissions by 2035 and a 10 percent per capita reduction by 2020 from 2005 conditions.

In 2008, MTC and ABAG initiated a regional effort (FOCUS) to link local planned development with regional land use and transportation planning objectives. Through this initiative, local governments identified Priority Development Areas (PDAs) and Priority Conservation Areas (PCAs). PDAs and PCAs form the implementing framework for Plan Bay Area.

- PDAs are transit-oriented, infill development opportunity areas within existing communities that are expected to host the majority of future development.
- PCAs are regionally significant open spaces for which there exists broad consensus for long-term protection but nearer-term development pressure.

Overall, well over two-thirds of all regional growth by 2040 is allocated within PDAs. PDAs are expected to accommodate 80 percent (or over 525,570 units) of new housing and 66

percent (or 744,230) of new jobs. The Sonoma County PDA Investment and Growth Strategy was developed by the Sonoma County Transportation Authority (SCTA) to identify transportation project priorities. MTC's Plan Bay Area 2013 does not include any PDAs in the City of Healdsburg.

City of Healdsburg Actions

The City of Healdsburg has initiated several climate mitigation policies and actions to reduce GHG emissions and become more sustainable overall. These actions are summarized below:

- In 2002, the Healdsburg City Council adopted Resolution 78-2002, committing to taking a leadership role in promoting public awareness about the causes and impacts of climate change, and undertaking the Cities for Climate Protection program's five milestones to reduce greenhouse gas and air pollution emissions throughout the community by:
 1. Conducting a greenhouse gas emissions inventory and forecast to determine the source and quantity of greenhouse gas emissions;
 2. Establishing a greenhouse gas emissions reduction target;
 3. Developing an action plan with both existing and future actions to meet the greenhouse gas reduction target;
 4. Implementing the action plan; and
 5. Monitoring to review progress.
- In 2003, the City prepared a municipal greenhouse gas inventory which established the 2000 baseline at approximately 1,423 tons (or 1,290 metric tons) per year. The inventory identifies emissions from six City sectors: buildings, streetlights, water and sewer, commute, fleet, and waste.
- In 2005, the City passed Resolution 84-2005, establishing greenhouse gas emission reduction targets. The targets were set at 25 percent below 1990 levels by 2015 for community emissions and 20 percent below 2000 levels by 2010 for municipal operations. The City's reduction targets are more stringent than those passed by the State in AB 32.
- In May 2008, the City published the City of Healdsburg Greenhouse Gas Emissions Reduction Action Plan Analysis for municipal operations. The Plan identified five individual action plans the City could choose to adopt to reduce municipal greenhouse gas emissions. In October 2008, the City Council adopted Action Plan B as the preferred plan. Action Plan B consists of a combination of 15 measures related to building efficiency (lighting), photovoltaic systems, pump efficiency, and fleet vehicle and fuel alternatives. Action Plan B is expected to result in an approximate 23 percent reduction in municipal GHG emissions or 326 tons of CO₂e. Since 2008 the City has implemented numerous measures in the Action Plan including lighting upgrades, air conditioning unit replacement, thermostat replacement, West Plaza park fountain decommissioning, sewer pump modifications, photovoltaic installation, and replacement of City vehicles with hybrids.

The 2013 California Green Building Standards Code (CALGreen) became effective throughout the state on January 1, 2014. CALGreen creates uniform regulations for new residential and non-residential California buildings that are intended to reduce construction waste, make buildings more efficient in the use of materials and energy, and reduce environmental impacts during and after construction. The City of Healdsburg City Council adopted CALGreen Appendix Chapters A-4 and A-5 Tier I requirements for new residential buildings over 3,000 square feet and for non-residential buildings over 10,000 square feet.

Conclusion

The actions that the City has taken, summarized above, show a commitment to reducing GHG emissions through green design, energy efficiency, and transit-oriented development. Adoption and implementation of the 2015-2023 Housing Element would follow applicable City policies and programs, which support the implementation of AB 32 and SB 375.

As a policy document, the Housing Element will not, in and of itself, result in the emission of greenhouse gasses. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential GHG-related impacts cannot be assessed in a meaningful way until the type and location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
h. Expose people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion: The Housing Element is a policy document consistent with the General Plan and adopted special purpose plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, SHAP EIR, and CHAP EIR. No new housing sites, beyond those already identified in the General Plan EIR, SHAP EIR, or CHAP EIR are proposed as part of this

update. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

None of the sites identified in the vacant sites inventory are known to contain contaminants and/or hazardous waste. The Housing Element will not, in and of itself, result in impacts from hazardous materials, airports, toxic emissions, wildfires, and other emergencies. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential hazards-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

IX. HYDROLOGY AND WATER QUALITY

Would the project:

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
g. Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
h. Place within a 100-year floodplain structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
j. Expose people or structures to a significant risk of loss, injury, or death involving inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The Russian River and Foss Creek are the two main surface waters in the City of Healdsburg. The City has adopted and implemented several measures to enhance the water quality of these waterbodies and other water courses in the surrounding unincorporated Sonoma County, including the Healdsburg Stormwater Management Plan (adopted in 2005) and Urban Water Management Plan (adopted in 2005). In addition Section 4 of the City’s Standard Specifications and Detials requires projects for which a City permit is issued to prepare a stormwater pollution prevention plan and implement best management practices.

The Housing Element is a policy document consistent with the General Plan and adopted special purpose plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, SHAP EIR, and CHAP EIR. No new housing sites, beyond those already identified in the General Plan EIR, SHAP EIR, or CHAP EIR are proposed as part of this update. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in impacts to water resources. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential hydrology-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

X. LAND USE AND PLANNING

Would the project:

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Conflict with any applicable land use plans, policies, or regulations of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating on environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion: The Housing Element is a policy document consistent with the General Plan and adopted special purpose plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, SHAP EIR and CHAP EIR. No new housing sites, beyond those already identified in the General Plan EIR, SHAP EIR, or CHAP EIR are proposed as part of this update. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in physically dividing the community or conflict with any applicable habitat conservation plan or natural communities conservation plan. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential land use-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

XI. MINERAL RESOURCES

Would the project:

Issues	Potentially Significant Impact	Potentially Significant Mitigation Incorporated	With	Less-Than-Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	✘
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	✘

Discussion: According to the California Department of Conservation, a state-designated Mineral Resource Zone-2 (MRZ-2) is located in the southeastern area of the city. Classification of an area as a MRZ-2 indicates the existence of a deposit that meets certain criteria for value and marketability. Because the Housing Element is not proposing any development and is consistent with all General Plan goals, policies, implementation programs, and land designations, this zone will not be impacted.

The Housing Element is a policy document consistent with the General Plan and adopted special purpose plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, SHAP EIR, and CHAP EIR. No new housing sites, beyond those already identified in the General Plan EIR, SHAP EIR, or CHAP EIR are proposed as part of this update. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in impacts to mineral resources. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential mineral resources-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

XII. NOISE

Would the project result in:

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion: The Housing Element is a policy document consistent with the General Plan and adopted special purpose plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, SHAP EIR, and CHAP EIR. No new housing sites, beyond those already identified in the General Plan EIR, SHAP EIR, or CHAP EIR are proposed as part of this update. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in impacts to noise exposure. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential noise-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

XIII. POPULATION AND HOUSING

Would the project:

Issues	Potentially Significant Impact	Potentially Significant Mitigation Incorporated	With Less-Than-Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion: The Association of Bay Area Governments (ABAG) is tasked with allocating regional housing needs amongst the jurisdictions in the nine Bay Area counties, including those in Sonoma County. Healdsburg’s Regional Housing Needs Allocation (RHNA) is 157 housing units. As part of the 2015-2023 Housing Element update, a housing sites inventory was created to demonstrate Healdsburg’s ability to fulfill its RHNA. The Housing Element recommends various housing programs to assist in providing housing for all income levels including extremely low-, very low-, low-, moderate-, and above moderate-income households. The Housing Element sets forth programs and policies to facilitate housing conservation, maintenance, and diversity, and no aspect of the project involves the displacement of existing residents.

The Housing Element is a policy document consistent with the General Plan and adopted special purpose plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, SHAP EIR, and CHAP EIR. No new housing sites, beyond those already identified in the General Plan EIR, SHAP EIR, or CHAP EIR are proposed as part of this update. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in impacts to population and housing. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential population and housing-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

XIV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion: School-related impacts depend upon the location and intensity of a project, by students generated per household, and the capacity of facilities in a given attendance area. Legislative requirements for school development fees ensure that new development will provide necessary facilities to meet projected needs, should housing projects be approved. However, State law does not require developers to provide for school sites within their developments. The City of Healdsburg will continue to work with the Healdsburg Unified School District to assure that school impact fees are paid to provide the necessary school facilities. Any development project will be conditioned to pay current school impact fees in effect at the time of building permit issuance.

Park-related impacts also depend upon the location and intensity of a project. The purpose of park fees is to fund the design and construction of parks and park improvements required to mitigate the impact of new development. Any future residential development will be subject to applicable park improvement fees in effect at the time of building permit issuance.

The Housing Element is a policy document consistent with the General Plan and adopted special purpose plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, SHAP EIR, and CHAP EIR. No new housing sites, beyond those already identified in the General Plan EIR, SHAP EIR, or CHAP EIR are proposed as part of this update. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in environmental impacts associated with the construction of new or additional facilities, needed as a result of reduced public service performance objectives. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential public services-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is

considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

XV. RECREATION

Would the project:

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion: The Housing Element is a policy document consistent with the General Plan and adopted special purpose plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, SHAP EIR, and CHAP EIR. No new housing sites, beyond those already identified in the General Plan EIR, SHAP EIR, or CHAP EIR are proposed as part of this update. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in impacts to parks or recreational facilities that would cause a physical deterioration of such facilities. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential recreation-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

XVI. TRANSPORTATION AND CIRCULATION

Would the project:

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Substantially increase hazards due to a design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
g. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion: All developments must comply with the City of Healdsburg General Plan, and the City requires traffic impact fees for residential development to help pay for roadway improvements and construction projects. The City has incorporated into the General Plan policies and implementation programs for minimizing future circulation impacts.

The Housing Element is a policy document consistent with the General Plan and adopted special purpose plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, SHAP EIR, and CHAP EIR. No new housing sites, beyond those already identified in the General Plan EIR, SHAP EIR, or CHAP EIR are proposed as part of this update. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, impact traffic load or capacity, levels of service, air traffic patterns, or adopted policies relating to alternative transportation, and would not increase hazards due to design features or result in poor emergency access or parking. All

future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential transportation-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

XVII. UTILITIES AND SERVICE SYSTEMS*Would the project:*

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
g. Comply with federal, State, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion: Policies in the 2009 General Plan provide the guidance to comply with Federal, State, and local statutes and regulations to ensure the quality of water resources, solid waste disposal, and wastewater treatment.

The Housing Element is a policy document consistent with the General Plan and adopted special purpose plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, SHAP EIR, and CHAP EIR. No new housing sites, beyond those already identified in the General Plan EIR, SHAP EIR, or CHAP EIR are proposed as part of this update. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in impacts to public utilities service for communication, water, sewer, solid waste disposal, and storm drainage. The extension of utilities to service proposed development is consistent with the City's General Plan. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential utilities-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Implementation of the Housing Element will not create any significant or adverse impacts. Potential site-specific impacts that cannot be known at this time will be addressed in conjunction with any development proposal submitted for the individual project sites. No new impacts are anticipated as a result of the Housing Element that have not already been analyzed and evaluated as part of the City of Healdsburg 2009 General Plan EIR, SHAP EIR, and CHAP EIR.