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## II. SUMMARY

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### A. INTRODUCTION

This summary provides a brief description of the Draft Healdsburg 2030 General Plan (hereinafter “proposed Project” or “proposed General Plan”), and whether there are areas of known controversy or unresolved issues. The summary also identifies which impacts are significant, what specific policies and/or mitigation measures have been identified to reduce each significant impact, and the level of significance of the impact both before and after mitigation. This summary is intended as an overview and should be used in conjunction with a thorough reading of the Revised Draft Environmental Impact Report (Revised Draft EIR). The text of this report, including figures, tables, and appendices serve as the basis for this summary.

### B. SUMMARY OF PROPOSED PROJECT

The proposed revisions to the current General Plan include revising the Land Use Map and the General Plan Policy Document and Background Report. Revisions to the General Plan Land Use Map include deletions and additions of designations to reflect changes in the proposed General Plan Policy Document as well as the reclassification of some parcels. Revisions to the current General Plan policies and implementation programs generally fall into several categories, such as minor rewording, revisions to reflect changed conditions, changes to allowable uses and density, additions and deletions of land use designations, additions of performance standards, and additions and deletions of policies. No changes have been made to the current General Plan’s Housing Element as part of the proposed Project. The Housing Element will be revised in 2009 in concert with the revision cycle established by state law.

A detailed description of the proposed Healdsburg 2030 General Plan is contained in Section III (Project Description) of this Revised Draft EIR.

### C. PROJECT OBJECTIVES

In 2001, the City initiated a comprehensive revision of its General Plan. While much of the General Plan continued to be relevant, the City undertook the revision because it needed to be updated to reflect current conditions and new challenges and opportunities in directing future development.

The proposed General Plan includes a number of guiding principles, as shown below and in Table III-5 of Section III (Project Description), that are intended to promote future land uses and development that are properly planned to preserve, protect and enhance Healdsburg’s small-town character and unique quality of life, while providing for economic development and for community services and facilities that capitalize on Healdsburg’s location and natural resource assets. These principles are organized around the topics of identity, balance, sustainability, mobility, vitality, livability, and safety and are considered the objectives of the General Plan. The objectives of the proposed Project are to:

- Reflect current conditions in the City's General Plan
- Respond to new challenges and opportunities in directing future development
- Promote future land uses and development that are properly planned to preserve, protect and enhance Healdsburg's small-town character and unique quality of life
- Provide for economic development and for that capitalize on Healdsburg's location and natural resource assets
- Provide community services and facilities

The proposed Project is also intended to accomplish the following objectives, as embodied in its Guiding Principles.

- Maintain Healdsburg's role within the region
- Promote City-centered growth
- Protect the City's scenic hillsides and ridgelines
- Respect the City's past and its roots
- Protect neighborhood character
- Project and enhance the downtown and its plaza
- Enhance gateways and strengthen primary corridors
- Embrace the River
- Balance resident and visitor needs
- Manage residential growth to ensure a measured pace of development
- Promote a mix of housing types and affordable housing distributed throughout the community
- Ensure that infrastructure and services keep pace with development
- Maintain a jobs/housing balance
- Protect agricultural resources
- Protect the environment
- Foster principles of sustainability and conservation
- Protect and enhance the natural habitat of Healdsburg's waterways
- Preserve and enhance Healdsburg's urban forest
- Promote safe and convenient transportation alternatives
- Promote connectivity among neighborhoods and throughout the city

- Maintain and improve operation of the Healdsburg Municipal Airport
- Provide an open and inviting business climate, a balanced economic environment, and a diverse tax base
- Support local businesses and industries
- Protect and enhance qualities that attract visitors to the city
- Foster high quality design
- Maximize opportunities for active and passive recreation
- Promote educational opportunities
- Meet health care needs
- Minimize hazards to life and property
- Protect and improve Healdsburg's acoustic environment

## D. ALTERNATIVES

As described below, five alternatives are analyzed in the Revised Draft EIR including the No Project/Existing General Plan Buildout, Quaker Hill Alternative, Chiquita Road Alternative, Nu Forest Products Alternative, and the Reduced Sphere of Influence (SOI) Alternative.

### No Project (Existing General Plan Buildout) Alternative

The No Project Alternative (existing General Plan Buildout) represents the case in which the proposed General Plan is not adopted by the City of Healdsburg. In the absence of the proposed General Plan, the current General Plan, as amended through September 15, 2008, would continue to guide the City's development (i.e., using the land use designations contained in the existing Policy Document and depicted on the existing Land Use Map).

Under the No Project Alternative, there would be no change in the amount of residential development (or population) that could occur by buildout. However, a lower amount of commercial space (i.e., 269,774 square feet) could be developed, as the floor area ratio for the proposed Mixed Use (MU) designation (currently Highway Commercial [HC]) would not be increased from 0.5 to 1.0, and the Service Commercial (SC) floor area ratio would not be increased from 0.5 to 0.8. The amount of potential industrial development would be unchanged.

### Alternative A: Quaker Hill Alternative

The Quaker Hill Alternative site is located within Development Sub-Area D of the proposed General Plan Planning Area. This 30.16-acre site, located within the northwestern-most region of the Planning Area, is currently vacant and undeveloped. The current General Plan designates this site as Heavy Industrial. As part of the proposed General Plan, all properties currently designated Light Industrial and Heavy

Industrial would be reclassified to a new Industrial land use category. Under the proposed General Plan, therefore, the Quaker Hill site is proposed for designation as Industrial, with a potential development of 394,131 square feet of industrial space. Under Alternative A, the entire Quaker Hill site would continue to be available for development. However, the proposed Quaker Hill site Industrial land use designation would be changed to a Mixed Use designation on the General Plan Land Use Map. Therefore, instead of the potential development of 394,131 industrial square feet at the Quaker Hill site, the Mixed Use development potential could include residential and/or commercial uses.

This shift in land use designation from Industrial to Mixed Use would change the overall buildout characteristics under the General Plan for the site. Specifically, in comparison with the proposed General Plan, Alternative A buildout could result in the construction of 150 additional dwelling units (1,022 units vs. 872 additional units), 366,631 square feet less of commercial and/or industrial development (approximately 1.7 million square feet vs. 2.1 million square feet), and 168 additional hotel rooms (507 rooms vs. 339 additional rooms).

### **Alternative B: Chiquita Road Alternative**

The Chiquita Road Alternative includes seven properties totaling 8.68 acres located within development Sub-Area D of the proposed General Plan Planning Area. Currently, properties fronting Chiquita Road are occupied with six single-family residential homes. The site is designated as Light Industrial by the current General Plan. As part of the amendments included in the proposed General Plan, all properties currently designated Light Industrial and Heavy Industrial would be reclassified to a new Industrial land use category.

Under Alternative B, the existing residences are assumed to remain and the seven properties would be redesignated as Medium Density Residential. The Medium Density Residential development potential for Alternative B at the Chiquita Road site would include an additional 35 single-family dwelling units. The 35 dwelling units would have a potential population of 91 residents based on 2.6 persons per household. This shift in land use designation from Industrial to Medium Density Residential would change the overall buildout characteristics under the General Plan. Specifically, in comparison with the proposed General Plan, Alternative B buildout could result in the construction of 35 additional dwelling units (907 units vs. 872 additional units), 85,686 square feet less of commercial and/or industrial development (approximately 2 million square feet vs. 2.1 million square feet), and no additional hotel rooms.

### **Alternative C: Nu Forest Products Alternative**

The Nu Forest Products Alternative site is located within development Sub-Area I of the proposed General Plan Planning Area. This 8.55-acre site is currently designated by the General Plan as Highway Commercial (1.8 acres) and Light Industrial (6.75 acres) and is developed with a lumber mill and associated amenities. As part of the proposed General Plan, all properties currently designated Highway Commercial would be reclassified to a new Mixed Use land use category, and all properties currently designated Light Industrial and Heavy Industrial would be reclassified to a new Industrial land use

category. Therefore under the proposed General Plan, the site would be designated a combination of Mixed Use and Industrial.

Under Alternative C, the entire Nu Forest Products site would be redesignated as Mixed Use and redeveloped (including the removal of the existing lumber yard). For the purposes of this analysis, it was assumed that half of the site would be developed with multi-family housing and half would be developed with commercial uses. The development potential would include 55 multi-family dwelling units and 111,730 square feet of commercial space. This shift in land use from a Mixed Use and Industrial combination to an overall Mixed Use designation could result in the construction of 55 additional dwelling units (927 units vs. 872 additional units), and 111,730 square feet more of commercial/industrial development (approximately 2.2 million square feet vs. 2.1 million additional square feet at buildout) compared to the proposed General Plan. The 55 dwelling units would have a potential population of 143 residents based on 2.6 persons per household (2,411 vs. 2,268 additional residents).

#### **Alternative D: Reduced Sphere of Influence (SOI) Alternative**

The Reduced Sphere of Influence (SOI) Alternative site involves Sub-Area B of the proposed General Plan Planning Area. Sub-Area B is not located within the city limits, but is within the SOI of the city. All of the area outside the city limits and within the SOI is governed by the Sonoma County General Plan, which presently designates this area as Resources and Rural Development.

Under Alternative D, the SOI would be retracted, removing Sub-Area B from the SOI, and with it the possibility of annexation of this area to the city. Therefore, this area would remain governed by the Sonoma County General Plan. The reduction in developable area under this alternative would result in the construction of 58 fewer dwelling units (814 units vs. 872 additional units) compared to the proposed General Plan and 151 fewer residents at buildout (2,117 vs. 2,268 additional residents).

#### **E. AREAS OF KNOWN CONTROVERSY**

Section 15123 of the CEQA Guidelines requires an EIR to identify areas of controversy known to the Lead Agency, including issues raised by agencies and the public, and issues to be resolved. Based on the comments received on the NOP, the areas of known controversy include traffic/transportation, cultural resources, hazards, solid waste, land use, water supply, sewer services, air quality, housing, and biological resources.

#### **F. PROJECT IMPACTS**

Project impacts that could not be mitigated to a less than significant level include the aesthetic impact (i.e., increased light and glare) from developing lighted community sports fields approved as part of the Saggio Hills project; the air quality impact from an inability to determine the ultimate effect of increased greenhouse gas emissions from buildout on global climate change; traffic-related noise from buildout along some portions of Grove Street and Healdsburg Avenue that may not be possible to completely

mitigate; and unacceptable traffic operating conditions at the Dry Creek Road/U.S. 101 interchange if signalization improvements are not constructed. Impacts to agricultural resources, biological resources, cultural resources, geology/soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, population and housing, public services, and utilities would be less than significant as a result of the policies and implementation measures included in the proposed General Plan; therefore no mitigation measures are required.

## **G. SUMMARY OF ENVIRONMENTAL IMPACTS & MITIGATION MEASURES**

Table II-1 presents a summary of project impacts, recommended mitigation measures, and level of significance both before and after mitigation. Impacts determined to be less than significant are either less than significant without mitigation or less than significant as the result of goals, policies and implementation measures included in the proposed General Plan. Because these goals, policies and implementation measures are designed to self-mitigate for the described impacts, no further mitigation is specified. For purposes of the Summary Table II-1, the statement, "No Mitigation Required," takes into account the effect of the self-mitigating General Plan goals, policies and implementation measures which are described in the left-hand column of Table II-1.

**Table II-1**  
**Summary of Environmental Impacts and Mitigation Measures**

<b>Environmental Impact</b>	<b>Level of Impact Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation (if required)</b>
<b>AESTHETICS</b>			
<p><i>Impact IV.B-1: The proposed Project would not have a substantial adverse effect on a scenic vista.</i></p> <p>Primary scenic vistas that exist within the City of Healdsburg are of wooded ridges and hillsides and the Russian River. Development under the proposed Project will mostly be dispersed throughout the city as infill. However, there is a potential for development on designated scenic ridgelines in Development Sub-Areas A, B, C, E, and H. In addition, construction in other development sub-areas could obscure views from within the city. Therefore, buildout under the proposed Project could negatively affect scenic vistas and obscure scenic vistas within the city.</p> <p>Although buildout and implementation of the proposed Project will result in changes to development nearby or on scenic vistas, the implementation of local regulations, Policy NR-7, Policy NR-8 and Policies LU-A-6, LU-C-1, T-A-14, PS-H-7, NR-B-2, and NR-C-1 through NR-C-6 will ensure that land use respects natural constraints and conditions, projects are aesthetically pleasing, open space and natural settings are protected and enhanced, and scenic resources are protected from obtrusion from development by requiring a visibility analysis for new development.</p>	Less Than Significant	No Mitigation Measures required.	Less Than Significant
<p><i>Impact IV.B-2: The proposed Project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within [the viewshed of] a state scenic highway.</i></p> <p>According to the California Department of Transportation (Caltrans) there are no state designated scenic highways within the City of Healdsburg.</p>	No Impact	No Mitigation Measures required.	No Impact
<p><i>Impact IV.B-3: The proposed Project would not significantly degrade the existing visual character or quality of the site and its surroundings.</i></p> <p>Development within the city could diminish or alter areas that have an established and recognized character such as the downtown plaza and commercial area, the old and historic neighborhoods near downtown, the newer single- and multi-family unit residential developments in outlying areas of the city, and established industrial sectors. Development will be dispersed throughout areas that contain elements that contribute to the city's character such as hills and ridgelines, mature landscaping and trees, and parks and open space.</p> <p>Although the potential exists for buildout of the proposed General Plan to result in degradation of the city's visual character, local regulations and proposed General Plan policies will reduce impacts to levels that are less than significant. Article 26 of the City's Zoning Ordinance maintains the city's natural</p>	Less than Significant	No Mitigation Measures required.	Less than Significant

**Table II-1 (Continued)**  
**Summary of Environmental Impacts and Mitigation Measures**

<b>Environmental Impact</b>	<b>Level of Impact Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation (if required)</b>
<p>resources through design review of proposed developments, and requires that developments adhere to all applicable policies and standards found in the City's General Plan and Zoning Ordinance. Policies LU-A-1 and LU-C-1, LU-D-1 through LU-D-3, LU-D-5, ED-B-3, and ED-B-4, T-A-2, PS-H-7, NR-B-2, NR-B-6, and NR-C-1 through NR-C-8 will ensure that developments respect natural constraints and conditions, maintain the downtown Healdsburg character/aesthetic, and protect the city's open space, natural and scenic resources</p>			
<p><i>Impact IV.B-4: The proposed Project would create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.</i></p> <p>Lighting associated with buildings, outdoor playing fields, parking lots, headlights from additional traffic, and glare from reflective building exteriors as a result of the proposed Project could adversely affect day or nighttime views in the area. Lighting and glare associated with increased development will affect day or nighttime views for land uses neighboring new development.</p> <p>Article 21 of the City's Zoning Ordinance provides environmental performance standards that prohibit lighting from spilling onto adjacent properties. Article 26 of the City's Zoning Ordinance maintains the City's natural aesthetic through design review of proposed developments, and requires that developments adhere to all applicable policies and standards found in the City's General Plan and Zoning Ordinance. proposed General Plan Policies LU-A, LU-C-1, CD-A-1, and CD-A-11 will restrict development characterized by scenic ridgelines and hillsides, encourage the design of buildings that are in scale and harmony with surrounding development, and require that developments be consistent with the City's design guidelines, proposed General Plan policies, Zoning Ordinance and specific plan design guidelines.</p> <p>The Saggio Hills project is part of the potential buildout that could occur under the proposed Project. The light and ambient glare from the proposed field lights at the community park will increase the potential for significant impacts related to views from Healdsburg Avenue and Parkland Farms residences. Although mitigation measures were included in the Saggio Hills project to reduce the impact of light and glare, including skyglow effects, these measures would not fully reduce the impact of light and scattered glare from the sports fields to a less than significant level.</p>	<p>Significant and Unavoidable</p>	<p>No feasible mitigation available that would reduce this impact to less than significant.</p>	<p>Significant and Unavoidable (Project and Cumulative)</p>

**Table II-1 (Continued)**  
**Summary of Environmental Impacts and Mitigation Measures**

<b>Environmental Impact</b>	<b>Level of Impact Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation (if required)</b>
<b>AGRICULTURAL RESOURCES</b>			
<p><i>Impact IV.C-1: The proposed Project could convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.</i></p> <p>Approximately 59 acres of Farmland (i.e., Prime Farmland, Unique Farmland and Farmland of Statewide Importance) are located within the Planning Area. Of these 59 acres, only one parcel of approximately 16 acres has been developed with agricultural uses. Two areas, comprising approximately 38 acres, are among the parcels that will undergo a land use reclassification according to the proposed Land Use Map. The proposed General Plan will change the designation of the 16-acre parcel from Agriculture (A) to Open Space (OS). The other 22 acres will be reclassified from Highway Commercial to Mixed Use and from Heavy Industrial to Industrial.</p> <p>The change in designation from A to OS for the 16-acre parcel will not change the likelihood of its conversion to non-agricultural use because the proposed OS designation limits uses to virtually the same as the A designation. Furthermore, Policy LU-B-2 will promote the continued use for agricultural purposes of this property through de-annexation. The reclassification of the 22 acres to MU and I will not change the likelihood of their conversion to non-agricultural use because they have been previously developed with non-agricultural uses and the new designations allow uses that are nearly identical to the current designations.</p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<p><i>Impact IV.C-2: The proposed Project would not conflict with existing zoning for agricultural use or a Williamson Act contract.</i></p> <p>The 16.33-acre parcel located between Magnolia and Kinley Drives is the only parcel zoned Agriculture (AG) within the city. The proposed Project will not conflict with this use because the proposed Open Space (OS) land use designation for this parcel allows agricultural uses. Specifically, the OS designation allows agricultural and other open space uses, residential uses at a density of up to .20 dwelling units per gross acre and industrial uses directly related to on-site agricultural uses. Agricultural use of the parcel will be encouraged through implementation of Policy LU-B-2. Therefore, impacts related to a conflict between the proposed Project and existing zoning will be less than significant. No parcels within the city are subject to a Williamson Act contract.</p>	Less than Significant	No Mitigation Measures required.	Less than Significant

**Table II-1 (Continued)**  
**Summary of Environmental Impacts and Mitigation Measures**

<b>Environmental Impact</b>	<b>Level of Impact Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation (if required)</b>
<p><i>Impact IV.C-3: The proposed Project would not involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland to non-agricultural use.</i></p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<p>The city contains a limited amount of Farmland and is primarily classified as Urban and Built Up Land. Thus, as the edges of the city get built out, owners of Farmland surrounding the city could be pressured to convert to non-agricultural uses. Implementation of Policy NR-D-2 will encourage the County to retain these agricultural uses along the Urban Growth Boundary and implementation of Policy NR-D-3 will promote agricultural products in the city. Because of this, it is assumed that the County and City will work together to preserve the agricultural uses that exist adjacent to city limits. Implementation Measure LU-1(b) will also ensure that the extension of water or sewer service outside of the Urban Growth Boundary will not impact agriculture.</p>			
<p><b>AIR QUALITY</b></p>			
<p><i>Impact IV.D-1: The proposed Project would not conflict with or obstruct implementation of an applicable air quality plan.</i></p> <p>There are no air quality plans that apply to the proposed General Plan. The North Coast Air Basin is in attainment for all federal ambient air quality standards, and, as such, the Northern Sonoma County Air Pollution Control District (NSCAPCD) is not required to prepare or implement an air quality plan.</p>	No Impact	No Mitigation Measures required.	No Impact
<p><i>Impact IV.D-2: The proposed Project would not violate an air quality standard or contribute substantially to an existing or projected air quality violation.</i></p> <p><i>Construction Period Impacts</i></p> <p>Construction activities will occur intermittently in the City throughout the time that the proposed Project will be implemented. Construction activities will have the potential to generate substantial amounts of dust (including PM<sub>10</sub> and PM<sub>2.5</sub>) as well as other criteria pollutants from operation of heavy construction equipment.</p> <p>As construction emissions can vary greatly depending on the level of activity and specific operations taking place, the Bay Area Air Quality Management District (BAAQMD) suggests that analysis of construction impacts emphasize implementation of effective and comprehensive control measures rather than detailed quantification of emissions. Therefore, BAAQMD considers any project's construction-</p>	Less than Significant	No Mitigation Measures required.	Less than Significant

**Table II-1 (Continued)**  
**Summary of Environmental Impacts and Mitigation Measures**

<b>Environmental Impact</b>	<b>Level of Impact Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation (if required)</b>
<p>related impacts to be less than significant if dust-control measures are implemented. Implementation Measure NR-22 will reduce emissions from construction activities by enforcing standard dust control requirements for site grading and any conditions of approval that require dust control.</p>			
<p><i>Operational Period Impacts</i></p> <p>Emissions generated by ongoing operations associated with development that could occur under the proposed General Plan would be subject to NSCAPCD rules and regulations that are intended to maintain air quality standards at acceptable levels. For example, proposed General Plan Implementation Measure NR-23 requires that all new or replacement wood- burning fireplaces and stoves meet the District's regulations. Additionally, the proposed General Plan would demonstrate reasonable efforts to implement transportation control measures (TCMs) recommended by BAAQMD to reduce ozone precursor emissions.</p>			
<p><i>Impact IV.D-3: The proposed Project would not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is in nonattainment under an applicable NAAQS or CAAQS (including releasing emissions that exceed quantitative thresholds for ozone precursors).</i></p> <p>The geographic context for the analysis of cumulative air quality impacts consists of the North Coast Air Basin. The Basin is in attainment for all criteria pollutants under state and federal standards with the exception of the state standard for one-hour ozone; however, the California Air Resources Board is expected to designate the Basin as being in attainment in 2009.</p>	No Impact	No Mitigation Measures required.	No Impact
<p><i>Impact IV.D-4: The proposed Project would not expose sensitive receptors to substantial pollutant concentration.</i></p> <p>Increases in traffic generated under the buildup of the proposed Project will have the potential to expose sensitive receptors to substantial concentrations of carbon monoxide (CO). Maximum 1-hour and 8-hour CO concentrations generated by the proposed Project upon buildup were calculated for intersections to determine concentrations based on the worst-case scenario. CO concentrations generated by the proposed Project will not exceed state or federal ambient air quality standards.</p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<p><i>Impact IV.D-5: The proposed Project would not expose sensitive receptors to objectionable odors.</i></p> <p>Objectionable odors associated with development under the proposed General Plan would be controlled by NSCAPCD Rule 400, which prohibits air contaminants from being discharged in quantities sufficient</p>	Less than Significant	No Mitigation Measures required.	Less than Significant

**Table II-1 (Continued)**  
**Summary of Environmental Impacts and Mitigation Measures**

<b>Environmental Impact</b>	<b>Level of Impact Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation (if required)</b>
<p>to constitute a public nuisance to any considerable number of persons or the public or that would endanger the comfort or repose of any person or the public. Additionally, proposed General Plan Policy LU-C-4 requires that development at the interface of different land use designations be designed to ensure compatibility between uses, which could include a buffer zone and the regulation of operations that may create objectionable odors. An ongoing odor control program has been instituted at the Healdsburg Transfer Station and Healdsburg Landfill.</p>			
<p><i>Impact IV.D-6: It cannot be determined to a reasonable degree of certainty that buildout under the General Plan would not result in a cumulatively considerable incremental contribution to the significant cumulative impact of global climate change.</i></p> <p>Greenhouse gas emissions for the city of Healdsburg in 2007 are estimated at 58,504 tons. Nearly half of all emissions are attributed to the transportation sector, 45 percent to the use of electricity and natural gas (from buildings and municipal operations), and 6 percent to the disposal of solid waste. It would be difficult to quantify the reduction in emissions from each of the policies and implementation measures in the proposed General Plan in a reliable manner. However, a few are specific enough that benefits can be estimated. The estimated emission reduction from selected policies is 11,129 tons of CO<sub>2</sub>e. The State has approved the Scoping Plan that outlines 16 programs and measures to reach the 2020 greenhouse gas emissions limit mandated by AB 32. Some of these measures will have a direct impact on local emissions. To meet the pre-project or 2007 baseline conditions of 58,504 tons of annual greenhouse gas emissions, a 26% percent reduction of the projected buildout emissions under buildout of the proposed General Plan would be necessary. Proposed General Plan policies and implementation measures are estimated to reduce emissions by 15% percent. The State Scoping Plan would further reduce emissions by an estimated 59% to 25,441 tons of annual emissions, less than half of the 2007 baseline emissions.</p> <p>Despite the City's best efforts to identify probable greenhouse gas emissions from state measures and General Plan policies and implementation measures, not all the Scoping Plan measures have been formally adopted at this time. Additionally, there is some level of uncertainty about their effectiveness and how they will apply to local governments. Therefore, it cannot be determined to a reasonable degree of certainty that buildout under the General Plan will not result in a cumulatively considerable contribution to the significant cumulative impact of global climate change. Therefore, cumulative global climate change impacts would be significant and unavoidable.</p>	Significant and Unavoidable	No feasible mitigation available.	Significant and Unavoidable (Project and Cumulative)

**Table II-1 (Continued)**  
**Summary of Environmental Impacts and Mitigation Measures**

<b>Environmental Impact</b>	<b>Level of Impact Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation (if required)</b>
<p><i>Impact IV.D-7: The proposed Project will not conflict with Assembly Bill 32 and its governing regulations.</i></p> <p>The City supports the implementation of AB32 through numerous policies and implementation measures throughout the proposed General Plan, particularly Policy NR-E-6, which requires compliance with state climate protection goals and programs. In addition, Healdsburg has adopted, or is in the process of adopting, many programs supporting the reduction of greenhouse gas emissions, including an energy efficiency program and a green building program. Therefore, the proposed project will not conflict with AB32 or its governing regulations.</p>	No Impact	No Mitigation Measures required.	No Impact
<b>BIOLOGICAL RESOURCES</b>			
<p><i>Impact IV.E-1: The proposed Project would not 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 CDFG or USFWS.</i></p> <p>Development in the Planning Area has the potential to affect special status plants and animals. If suitable habitat is present within an area proposed for development, surveys for special status plants or animals as required by federal, state, and local regulations will be undertaken as part of the development review process, which includes environmental review. Implementation of federal, state and local regulations and proposed General Plan Policies LU-C-1, LU-C-2, NR-B-1, NR-B-2, NR-B-3, and NR-B-5 (PS-H-7) Article 18, Section 18120, of the City's Zoning Ordinance and implementation measures designed to protect plants and animals and their habitats will reduce impacts related to candidate, sensitive, or special status species to less than significant.</p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<p><i>Impact IV.E-2: The proposed Project would not 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 CDFG or USFWS.</i></p> <p>Sensitive natural communities within the Planning Area include serpentine bunchgrass grassland, serpentine chaparral, oak woodlands, riparian corridors, pond or river, seasonal wetlands, and perennial bunchgrass grassland. Environmental review will be required under CEQA for any project that could impact an area that supports any riparian habitat or other sensitive natural community. Implementation of federal, state and local regulations and proposed General Plan policies designed to protect riparian (Policies PS-D-2, NR-B-1, NR-B-3 and NR-C-6), oak woodland (Policies LU-C-2, NR-B-2, NR-B-3,</p>	Less than Significant	No Mitigation Measures required.	Less than Significant

**Table II-1 (Continued)**  
**Summary of Environmental Impacts and Mitigation Measures**

<b>Environmental Impact</b>	<b>Level of Impact Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation (if required)</b>
<p>NR-C-6 and CD-A-7), wetlands (Policy NR-C-6), and other sensitive habitats (Policies LU-C-2, NR-B-1, NR-B-3, NR-B-5, NR-C-4 and NR-C-6) will reduce the impacts related to these habitats or other sensitive communities to less than significant.</p>			
<p><i>Impact IV.E-3: The proposed Project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the CWA (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.</i></p> <p>Areas proposed for development have the potential to support federally- and state-protected wetlands. The Russian River, Foss Creek and all creeks and drainages, as well as seasonal wetlands, are also considered to be “waters of the United States” as well as being waters of the State and are subject to jurisdiction by state and federal agencies.</p> <p>Environmental review will be required under CEQA for any project that could impact an area that supports any riparian habitat or other identified sensitive natural community. Prior to development, a delineation of wetland features, waters of the U.S., and waters of the state will be required.</p> <p>Implementation of federal and state regulations will require obtaining permits from the appropriate agencies. These permits will identify impacts and mitigation measures.</p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<p><i>Impact IV.E-4: The proposed Project would not interfere substantially with the movement of any native resident or migratory fish and wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.</i></p> <p>Four special status fish species that are known to occur within the Healdsburg area within the Russian River. Foss Creek may also support California freshwater shrimp, a state- and federally-listed endangered species.. Development projects will be required to comply with the federal and state regulations related to the protection of migratory fish and wildlife species along with proposed General Plan policies that protect biological resources (Policies PS-D-2, NR-2 and S-C-3).</p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<p><i>Impact IV.E-5: The proposed Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.</i></p> <p>Heritage trees are found throughout the Planning Area. The City’s Zoning Ordinance provides for the protection of heritage trees and requires riparian setback requirements for new development. Policy NR-2 requires that the City continue to enforce the riparian setback requirements of the Zoning Ordinance.</p>	Less than Significant	No Mitigation Measures required.	Less than Significant

**Table II-1 (Continued)**  
**Summary of Environmental Impacts and Mitigation Measures**

<b>Environmental Impact</b>	<b>Level of Impact Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation (if required)</b>
<p><i>Impact IV.E-6: The proposed Project would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.</i></p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<p>Proposed General Plan Policy NR-B-5 provides that “The City will work with the Sonoma County Agricultural Preservation and Open Space District, the Sonoma Land Trust and other non-profit conservation organizations and agencies in acquiring key open space and habitat areas where such an arrangement will benefit both the City and the property owner.” The proposed Project and future development subject to the proposed General Plan are not expected to conflict with any adopted conservation plans, present or future, and will comply with the federal and state regulations related to habitat conservation plans and other approved plans that protect biological resources.</p>			
<b>CULTURAL RESOURCES</b>			
<p><i>Impact IV.F-1: The proposed Project would not cause a substantial adverse change in the significance of an historical resource as defined in Section 15064.5.</i></p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<p>The proposed Project could result in new development that is incompatible with a historic district or individual historic buildings due to its design, size, or scale.</p>			
<p>The City Zoning Ordinance and proposed General Plan Policies CD-B-1, LU-D-3, HCR-A-1 and HCR-A-2 support the preservation of historic and cultural centers of the Planning Area, protect the historic character, and promote historic preservation through the protection and enhancement of the Planning Area’s historically significant districts, buildings and landscape features and in supporting the efforts of owners of qualified properties in seeking local historic designation. Additionally, Implementation Measure HCR-4 will protect historic trees.</p>	Less than Significant		
<p><i>Impact IV.F-2: The proposed Project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.</i></p>	Less than Significant	No Mitigation Measures required.	
<p>Proposed General Plan Policies HCR-B-1 through HCR-B-4 will protect archaeological resources by requiring consultation with culturally-affiliated Native American tribes prior to the adoption of any plans or actions to place sacred sites permanently in open space areas. Implementation Measures HCR-8 through HCR-10 require coordination with tribes to avoid impacts to cultural resources. Measure HCR-7 requires the City to continue to refer project applications for discretionary permits to the Northwest Information Center (NWIC) in order to determine if the site might contain archeological resources. If,</p>			

**Table II-1 (Continued)**  
**Summary of Environmental Impacts and Mitigation Measures**

<b>Environmental Impact</b>	<b>Level of Impact Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation (if required)</b>
based on the initial consultation, a site is likely to contain these resources, the City will require further study of the site if recommended by the NWIC and protective mitigation measures if necessary.			
<p><i>Impact IV.F-3: The proposed Project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</i></p> <p>Within the Planning Area, paleontological remains could occur in a small area in the northern portion of the Planning Area on property owned by the Sonoma County Agriculture Preservation and Open Space District. Because ground-disturbing construction on this property will be limited to the construction of trails, the proposed Project does not have the potential to result in significant impacts to unrecorded buried paleontological deposits. Therefore, disturbance of paleontological resources will be less than significant. No unique geological features have been identified for the Planning Area.</p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<p><i>Impact IV.F-4: The proposed Project would not disturb any human remains, including those interred outside of formal cemeteries.</i></p> <p>Excavation during construction activities associated with buildout of the proposed Project could disturb human remains, and because human burials outside of formal cemeteries often occur in prehistoric archaeological contexts, the potential exists for the disturbance of Native American burials, as well as for more recent remains. California Health and Safety Code Section 7050.5 and Implementation Measures HCR-8 and HCR-9 will identify, protect, and preserve cultural resources during the city's development and environmental review process. These implementation measures also require monitoring of earth-disturbing activities in archaeologically- and culturally-sensitive areas, as well as evaluation by a qualified archaeologist of cultural resources found prior to or during construction and application of appropriate mitigation measures.</p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<b>GEOLOGY AND SOILS</b>			
<p><i>Impact IV.G-1: The proposed Project would not result in substantial erosion or unstable soil conditions from excavation grading or fill.</i></p> <p>Construction under buildout allowed by the proposed General Plan could necessitate extensive grading, including both cuts and fills.</p> <p>However, compliance with the California Building Code as well as proposed General Plan Policies LU-A-6, LU-C-2, T-A-8, and S-A-1 will ensure that impacts associated with implementation and buildout of</p>	Less than Significant	No Mitigation Measures required.	Less than Significant

**Table II-1 (Continued)**  
**Summary of Environmental Impacts and Mitigation Measures**

<b>Environmental Impact</b>	<b>Level of Impact Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation (if required)</b>
<p>the proposed General Plan remain less than significant. In addition, any future development will be required to apply for a grading permit with the City as well as submit a storm water pollution prevention plan that will further address any potential risk of erosion.</p>			
<p><i>Impact IV.G-2: The proposed Project would not expose people or property to seismic hazards including fault rupture on active faults, strong seismic ground shaking, or seismically induced ground failure, including liquefaction.</i></p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<p>Portions of the Planning Area are located on the Healdsburg-Rogers Creek fault and the Planning Area in general is located in proximity to other major regional faults. As such, the city is at risk of experiencing violent ground shaking. The Planning Area is not however, located within an Alquist-Priolo Fault Zone. Fault rupture within the Planning Area along the Healdsburg-Rogers Creek fault is likely as a result of a large earthquake on the fault. The risk of fault rupture in other parts of the city is very low. The risk of lateral spreading, lurch cracking, or liquefaction is moderate to low within the low-lying portions of the city and very low in upland areas. Within the downtown area, potentially-liquefiable deposits are likely to occur locally.</p>			
<p>Federal and state regulations and the California Building Code (CBC) will reduce the risks associated with exposure of people and property to seismic hazards. In addition, proposed General Plan Policies LU-A-G, LU-C-2, S-A-1, LU-C-1, T-A-2, S-A-3, S-B-1, and S-B-2 will limit future development to areas of low geological constraints, designate geologically hazardous lands as open space or low intensity uses, require continued collecting of geological data, and ensure structurally sound buildings and infrastructure.</p>			
<p><i>Impact IV.G-3: The proposed Project would not expose persons or property to geologic hazards such as landslides, land subsidence, or unstable or expansive soils.</i></p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<p>The risk of landslide ranges from slight to high within the Planning Area. The risk of liquefaction is moderate to low within the low-lying portions of the city and very low in upland areas. Potentially-liquefiable deposits are likely to occur within the downtown area. Moderately- to highly-expansive materials can occur within the bedrock formations present in the Planning Area. Under proposed General Plan buildout, greater numbers of people will be exposed to geologic hazards.</p>			
<p>However, federal and state regulations, City Resolution No. 147-186, and proposed General Plan policies will reduce the risks associated with exposure of people and property to geologic hazards. Proposed</p>			

**Table II-1 (Continued)**  
**Summary of Environmental Impacts and Mitigation Measures**

<b>Environmental Impact</b>	<b>Level of Impact Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation (if required)</b>
<p>Policies LU-A-6, LU-C-1, LU-C-2, T-A-8, T-A-12, S-A-1, S-A-2, S-A-3, S-B-1, and S-B-2 will ensure that future developments will be sited in accordance with geological limitations and will be required to employ structurally sound building practices.</p>			
<p><i>Impact IV.G-4: The proposed Project does not have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.</i></p> <p>Future buildout under the proposed General Plan will be integrated into the city's wastewater treatment system and sewer infrastructure with the exception of Sub-Area J. Sewer infrastructure is not currently available in the area and plans to provide sewer services have yet to be finalized.</p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<p>The proposed General Plan will only minimally change land use designations in the area and any new development will be similar to that allowed under existing designations. Until sewer service is extended to the area, new development will continue to be served by septic systems. Existing geotechnical information indicates that the soils in this area are able to support the use of septic tanks. In addition, specific projects within Sub-Area J will be required to adhere to the guidelines of Sonoma County's septic system permitting process.</p>			
<b>HAZARDS AND HAZARDOUS MATERIALS</b>			
<p><i>Impact IV.H-1: The proposed Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.</i></p> <p>Buildout under the proposed General Plan will result in the additional transport, use and disposal of hazardous materials. Such an increase in hazardous materials could result in a significant hazard to the public or the environment.</p> <p>However, the household transport and storage of these materials will not pose a significant hazard to the public or the environment because household hazardous materials can be disposed of at the Household Hazardous Waste Collection Facility at the Central Landfill and through local collection events held by the Sonoma County Waste Management Agency program. Additionally, federal and state regulations as well as proposed General Plan Policies S-H-1 and S-H-3 will reduce the risks associated with the transport, use, and disposal of hazardous materials.</p>	Less than Significant	No Mitigation Measures required.	Less than Significant

**Table II-1 (Continued)**  
**Summary of Environmental Impacts and Mitigation Measures**

<b>Environmental Impact</b>	<b>Level of Impact Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation (if required)</b>
<p><i>Impact IV.H-2: The proposed Project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.</i></p> <p>Buildout under the proposed General Plan will result in the construction of commercial space and industrial development. With additional industrial and commercial uses, transport of hazardous materials for delivery and disposal purposes will increase, which will in turn increase the risk of upset and accident conditions during transport. Development will also increase the amount of hazardous materials stored and used in such facilities within the city and will therefore increase the risk of onsite upset and accident conditions.</p> <p>However, the implementation of federal and state regulations as well as proposed General Plan Policies S-H-1 and S-H-3 will minimize associated risks and impacts.</p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<p><i>Impact IV.H-3: The proposed Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.</i></p> <p>Buildout under the proposed General Plan would result in the construction of commercial and industrial development. An increase in these uses would result in additional transport, use and disposal of hazardous materials. Due to the proximity of industrial- and commercial-designated properties within the Planning Area to schools, it is possible that development under the proposed General Plan could result in hazardous emissions or the handling of hazardous materials within one-quarter mile from a school.</p> <p>However, implementation of federal, state and local regulations, and proposed General Plan Policies S-H-1 and S-H-2 will minimize potential impacts by protecting schools from hazardous materials and emissions.</p>	Less than Significant	No Mitigation Measures required.	Less than Significant

**Table II-1 (Continued)**  
**Summary of Environmental Impacts and Mitigation Measures**

<b>Environmental Impact</b>	<b>Level of Impact Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation (if required)</b>
<p><i>Impact IV.H-4: The proposed Project would not create a significant impact to the public or the environment as a result of being located on a hazardous materials site compiled pursuant to Government Code Section 65962.5.</i></p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<p>Development allowed by the proposed General Plan could be located on a currently unidentified hazardous materials site. However, cleanup and remediation will be required by federal regulations before construction begins. As such, impacts to the public or the environment resulting from a state response site located within the Planning Area will be less than significant.</p>			
<p><i>Impact IV.H-5: The proposed Project, although located within an airport land use plan [area], would not result in a safety hazard for people residing or working in the Project area.</i></p> <p>Implementation of the proposed General Plan will not introduce development into the Healdsburg Municipal Airport's safety zones as defined in the Sonoma County Comprehensive Airport Land Use Plan. All potential development is located outside of the referral area boundary and all airport zones.</p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<p><i>Impact IV.H-6: The proposed Project would not be located within the vicinity of a private airstrip, such that a safety hazard would result for people residing or working in the Project area.</i></p> <p>The proposed Project is not located within the vicinity of a private airstrip.</p>	No Impact	No Mitigation Measures required.	No Impact
<p><i>Impact IV.H-7: The proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.</i></p> <p>Development that could occur under the proposed General Plan will result in increased traffic. In the event a natural disaster occurs, traffic could slow an evacuation effort within the city.</p> <p>The City of Healdsburg Emergency Operations Plan specifies roles and responsibilities during an evacuation. A draft Emergency Operations Center operations manual has been prepared and is anticipated to be adopted in early 2009. Furthermore, proposed General Plan Policies T-A-1, T-A-4, T-A-12, and S-F-1 will also minimize potential impacts on emergency operations. These policies will require that level of service (LOS) for roadway operation is maintained above the minimum LOS standard during peak traffic conditions, ensure adequate access for emergency service vehicles, and ensure that adequate emergency procedures are in place to respond to and recover from disasters.</p>	Less than Significant	No Mitigation Measures required.	Less than Significant

**Table II-1 (Continued)**  
**Summary of Environmental Impacts and Mitigation Measures**

<b>Environmental Impact</b>	<b>Level of Impact Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation (if required)</b>
<p><i>Impact IV.H-8: The proposed Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.</i></p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<p>Development under the proposed General Plan could occur in a zone of high fire hazard. Development in this zone could impact fire equipment accessibility, and the interface between flammable wildland vegetation and residential structures. As a result, people and structures could be exposed to a risk of loss, injury or death involving wildland fires.</p> <p>However, proposed General Plan Policies S-D-1 through S-D-5 will minimize associated potential risks by ensuring that areas of high fire hazard are designated for open space or low intensity uses; promoting the active and continuous involvement of government, industry, and citizens in all aspects of fire prevention and control; improving the city's overall Insurance Services Office rating; requiring development in fire hazard zones to reduce fire risk through proper design and materials; and minimizing response times to fires.</p>			
<b>HYDROLOGY AND WATER QUALITY</b>			
<p><i>Impact IV.I-1: The proposed Project would not violate any water quality standards or waste discharge requirements.</i></p> <p>Future development in the Planning Area will result in the construction of more impervious surfaces, which could result in an increase in stormwater runoff and flooding. A significant impact may occur if a project discharges water that does not meet the quality standards of agencies which regulate surface water quality.</p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<p>However, all future development will be subject to existing federal, state and local regulations. Policy PS-B-5 calls for the City to work with neighboring jurisdictions and appropriate agencies on solutions to water quality issues in the Russian River. Other policies (Policies PS-D-1, PS-D-3, and NR-A-1) call for the City to make improvements to existing or future infrastructure to ensure preservation of water quality. Policy NR-A-2 will require that the City minimize sediments and pollution.</p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<p><i>Impact IV.I-2: The proposed Project would not 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></p>	Less than Significant	No Mitigation Measures required.	Less than Significant

**Table II-1 (Continued)**  
**Summary of Environmental Impacts and Mitigation Measures**

<b>Environmental Impact</b>	<b>Level of Impact Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation (if required)</b>
<p>Any increased demand for water associated with development allowed by the proposed General Plan is anticipated to be adequately served by water from the Russian River and Dry Creek and there will be no depletion of groundwater supplies.</p>			
<p>New development which could occur under the proposed General Plan will result in more impervious surfaces and a decrease in groundwater recharge. Some of this development will occur as in-fill development on areas previously developed with impervious surfaces. However, some areas previously proposed for development will remain as open space and will not be developed with impervious surfaces. Additionally, proposed General Plan Policy NR-A-4 calls for the designation of important watershed areas as open space or developed with only very low intensity uses.</p>			
<p><i>Impact IV.I-3: The proposed Project would not 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 that will result in erosion or siltation on- or off-site or flooding on- or off-site.</i></p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<p>The proposed General Plan will allow development throughout most of the Planning Area. Water quality degradation from erosion impacts will be specific to a project site, and depend largely on the areas affected and the length of time soils are subject to erosion. All development under the proposed General Plan will be subject to regional and local regulations, including provisions outlined in the SWRCB General Construction Activity Stormwater Permit, Stormwater Pollution Prevention Plan, NPDES Phase II regulations and employment of best management practices. Proposed General Plan Policies NR-A-2, PS-B-5, NR-A-3, PS-D-2, and S-C-3, and Implementation Measures NR-1, NR-2, and NR-4 will reduce the risk of water degradation, improve water quality in the Russian River, protect Foss Creek, and reduce flooding potential. The proposed General Plan, in conjunction with existing state and local policies will minimize potential impacts associated with run-off due to construction of future development.</p>			
<p><i>Impact IV.I-4: The proposed Project would not 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.</i></p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<p>As described in Impact IV.I-3, new development will be subject to state, regional, and local regulations to control runoff or contain polluted runoff from individual development sites. Proposed General Plan Policy PS-D-1 commits the City to completing gaps in the storm drainage system in areas of existing development, which will increase capacity of the city's storm drainage system. Policy PS-D-3 commits</p>			

**Table II-1 (Continued)**  
**Summary of Environmental Impacts and Mitigation Measures**

<b>Environmental Impact</b>	<b>Level of Impact Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation (if required)</b>
<p>the City to assessing a drainage development fee on all new commercial, industrial, and residential development sufficient to fund systemwide capacity improvements. These development fees will be used to improve the storm drain system and increase capacity as needed.</p>			
<p><i>Impact IV.I-5: The proposed Project would not otherwise substantially degrade water quality.</i>  As discussed for Impacts IV.I-1 and IV.I-3, future development that could occur is not expected to substantially degrade water quality. All future development will be subject to existing federal, state and local regulations.</p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<p><i>Impact IV.I-6: The proposed Project could place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.</i>  Development under the proposed General Plan could result in the construction of housing within the 100-year flood zone along Foss Creek, as presently mapped. Areas proposed for a change of General Plan land use designation from Professional Office/High Density Residential to Medium High Density Residential and to High Residential are included in the 100-year flood zone.  However, proposed General Plan Policies S-C-1 and S-C-2, along with the City's floodplain management ordinance (No. 1043), which is in conformance with current federal regulations, will ensure that impacts which could occur due to flooding will be less than significant.</p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<p><i>Impact IV.I-7: The proposed Project would not place within a 100-year flood hazard area any structures which would impede or redirect flood flows.</i>  The City's floodplain management regulations prohibit encroachments, including fill, new construction, substantial improvements and other development within an adopted regulatory floodway unless certification by a registered civil engineer is provided, demonstrating that the proposed encroachment will not result in any increase in flood levels.</p>	No Impact	No Mitigation Measures required.	No Impact
<p><i>Impact IV.I-8: The proposed Project would not 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.</i>  Development under the proposed General Plan will increase the number of people in the city exposed to the risk of flooding as a result of a dam failure. Warm Springs Dam, located on Dry Creek is located on a midsized fault, but was designed to absorb the maximum expected displacement and groundshaking</p>	Less than Significant	No Mitigation Measures required.	Less than Significant

**Table II-1 (Continued)**  
**Summary of Environmental Impacts and Mitigation Measures**

<b>Environmental Impact</b>	<b>Level of Impact Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation (if required)</b>
<p>from any fault in the region. In the unlikely event of complete dam failure, most of the Planning Area will be inundated to an elevation of 230 feet. The failure of Coyote Dam could inundate the southern portion of the Planning Area.</p>			
<p>However, The Corps has developed an evacuation plan in the event of dam failure. Additionally, the City of Healdsburg Emergency Operations Plan specifies roles and responsibilities during an evacuation. A draft Emergency Operations Center operations manual has been prepared and is anticipated to be adopted in early 2009. These actions will implement proposed General Plan Policy S-F-1. Implementation Measures S-4 and S-5 will also minimize the risk of injury or death associated with flooding due to dam failure.</p>			
<p><i>Impact IV.I-9: The proposed Project would not result in a substantial risk of inundation by seiche, tsunami, or mudflow.</i></p> <p>The Planning Area is not adjacent to the Pacific Ocean and therefore is not subject to tsunami. The Planning Area is not adjacent to an enclosed body of water and therefore the risk from seiche is non-existent. The Planning Area has hilly areas and some areas that could be subject to inundation by mudflows from landslides. However, as discussed in Impact IV.G-3, policies in the proposed General Plan will reduce impacts from landslides.</p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<b>LAND USE AND PLANNING</b>			
<p><i>Impact IV.J-1: The proposed Project would not create incompatibilities with adjacent land uses.</i></p> <p>Under the proposed General Plan, several individual parcels would undergo land use reclassifications and several categories of land uses would be replaced. The proposed General Plan policies include concepts aimed at achieving land use compatibility. Policies LU-C-4, LU-C-5, and S-G-1 require compatibility between development at the interface of different land uses, and that residential neighborhoods be protected from encroachments by nonresidential uses, and ensure that new development is consistent with the Land Use Compatibility for Community Noise Environments guidelines. No compatibility issues are anticipated as a result of the proposed land use changes or land use reclassifications.</p> <p>Additionally, all significant new development will be subject to the City's environmental review process which includes project-specific environmental review under CEQA, including mitigation of significant impacts to the extent feasible. Therefore, the proposed Project will not result in incompatibilities</p>	Less than Significant	No Mitigation Measures required.	Less than Significant

**Table II-1 (Continued)**  
**Summary of Environmental Impacts and Mitigation Measures**

<b>Environmental Impact</b>	<b>Level of Impact Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation (if required)</b>
between land uses.			
<p><i>Impact IV.J-2: The proposed Project would not physically divide an established community.</i></p> <p>Development under the proposed General Plan would occur as infill development and on the periphery of existing development. As such, it would not divide an established community. The proposed General Plan does not include any extension of roadways or other development features through currently developed areas that could divide existing communities. Roadway extensions that would occur in areas with new residential development would be part of a comprehensive development plan that would establish linkages among new land uses and to existing land uses.</p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<p><i>Impact IV.J-3: The proposed Project would not conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the proposed Project adopted for the purpose of avoiding or mitigating an environmental effect.</i></p> <p>Issues of policy consistency/inconsistency (as compared to physical impacts) are not considered to have a significant effect on the environment. The physical impacts associated with such policy conflicts are addressed in the appropriate technical section of this EIR.</p> <p>Several policies in the proposed General Plan are designed to ensure consistency with the Sonoma County General Plan. The proposed Project will be consistent with the Sonoma County Comprehensive Airport Land Use Plan. State law requires that the Zoning Ordinance be revised to reflect the adopted General Plan, typically within one year. During this time, there will be temporary conflicts between the Zoning Ordinance and the proposed General Plan; however, development within the city will be required to adhere to the adopted General Plan. As such, the proposed Project is not considered inconsistent with the City's Zoning Ordinance.</p> <p>The proposed General Plan proposes no changes to the land uses, density/intensity, design, or other development standards included in the Area A Specific Plan or the Saggio Hills Area Plan. The proposed General Plan Land Use Map proposes changes to the land use designations of some properties within the Grove Street Neighborhood Plan area. However, these redesignations will not result in changes to the type of development that could occur on those properties, as all but one of the properties are already developed. Furthermore, any development within the Grove Street Neighborhood Plan area will be required to be consistent with the policies included in the plan. As such, development at the interface of different land use designations will be designed to ensure compatibility between the uses through the use</p>	Less than Significant	No Mitigation Measures required.	Less than Significant

**Table II-1 (Continued)**  
**Summary of Environmental Impacts and Mitigation Measures**

<b>Environmental Impact</b>	<b>Level of Impact Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation (if required)</b>
<p>of setback and landscape buffers. In addition, noise mitigation measures will be required when either a new residential land use is located adjacent to an industrial or commercial land use or when a new commercial or industrial land use is located next to a residential land use.</p>			
<p><i>Impact IV.J-4: The proposed Project would not conflict with any applicable habitat conservation plan or natural community conservation plan.</i></p> <p>As discussed under Impact IV.E-6 (Biological Resources), the proposed Project is not expected to conflict with any adopted conservation plans.</p>	Less than Significant	No Mitigation Measures required.	No Impact
<b>MINERAL RESOURCES</b>			
<p><i>Impact IV.K-1: The proposed Project would not result in the loss of availability of a known mineral resource that is of value to the region and the residents of the state.</i></p> <p>A state-designated Mineral Resource Zone-2 (MRZ-2) is located in the southeastern area of the city. Proposed land use designations in the southeastern portion of the city include I, MU, PQP, VLR, MR, and LR. According to the proposed General Plan's land use definitions, mineral extraction is not a specifically stated use in any of the land use designations.</p> <p>However, much of the Planning Area that overlaps the mineral resource zone has been built upon or has been designated as open space (OS) or riparian setback (RS) in the current General Plan. The OS and RS land uses that overlap the mineral resource zone will remain unchanged under the proposed General Plan. State, regional, and local regulations as well as proposed General Plan Policy NR-G-1, which allows for continued operation of existing sand and gravel mines on the Russian River as long as environmental regulations are being met, will reduce impacts to mineral resources.</p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<p><i>Impact IV.K-2: The proposed Project would not 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.</i></p> <p>Areas within the Planning Area have not been delineated as locally important mineral resource recovery sites in the current General Plan, specific plans, or other land use plans. Areas with mineral resources of value to region and state are discussed in Impact IV.K-1.</p>	No Impact	No Mitigation Measures required.	No Impact

**Table II-1 (Continued)**  
**Summary of Environmental Impacts and Mitigation Measures**

<b>Environmental Impact</b>	<b>Level of Impact Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation (if required)</b>
<b>NOISE</b>			
<p><i>Impact IV.L-1: The proposed Project would not result in the exposure of persons to or generation of noise levels in excess of standards established in any applicable plan or noise ordinance for residential uses exposed to stationary noise sources, or applicable standards of other agencies.</i></p> <p>Construction activities associated with development allowed under the proposed General Plan are not expected to generate noise levels exceeding 60 dBA Leq and increase the ambient noise environment by 5 dBA Leq or more at a particular receiver for periods exceeding one construction season because the City's Noise Ordinance limits construction activities to non-legal holidays between the hours of 7:30 a.m. and 6:00 p.m., Monday through Saturday. Additionally, proposed Implementation Measure S-25 will require best management practices of all projects to minimize construction noise impacts on noise-sensitive uses.</p> <p>Under the proposed General Plan, new noise-sensitive development could occur in noisy areas. Residential land uses proposed within the 60 dBA Ldn traffic noise contours would be exposed to noise levels exceeding those considered compatible with the proposed use. Development under the proposed General Plan could introduce new noise-generating sources adjacent to existing noise-sensitive areas and new noise-sensitive uses adjacent to existing noise-generating sources.</p> <p>Proposed General Plan Policies S-G-1 and S-G-2 require that measures be incorporated into all new development to attenuate exterior and interior noise levels to those considered normally acceptable for the land use. Implementation Measure S-16 requires a noise study where a noise-sensitive land use is proposed near an existing or potentially-intrusive noise source such as a freeway, arterial street, railroad, or stationary noise source. Implementation Measure S-19 states that the City will work to minimize noise impacts to the community from the reactivation of the railroad to the maximum feasible extent. . Implementation Measure S-20 requires the provision of sound-proofing and other similar noise-attenuating measures in residential development when proximate to noise sources.</p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<p><i>Impact IV.L-2: The proposed Project would not result in the exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels.</i></p> <p>Ground-borne vibration generated during construction may be perceptible near construction sites, but the expected levels will be well below thresholds for potential cosmetic or structural damage to buildings. However, potential ground-borne vibration issues could result if vibration-sensitive development, such as</p>	Less than Significant	No Mitigation Measures required.	Less than Significant

**Table II-1 (Continued)**  
**Summary of Environmental Impacts and Mitigation Measures**

<b>Environmental Impact</b>	<b>Level of Impact Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation (if required)</b>
<p>a residence, is proposed close to the railroad if the NWP resumes operations. Sensitive developments proposed within approximately 100 feet of a railroad may be exposed to vibration levels exceeding the FTA's criteria.</p> <p>Implementation Measure S-24 will require the use of the FTA vibration impact criteria to evaluate the land use compatibility of sensitive uses proposed along the railroad using the best available information (without active railroad operations) or site-specific analyses (with active railroad operations). Developers of sensitive uses will also be required to demonstrate that potential impacts of existing or potential vibration have been minimized to the maximum feasible extent.</p>			
<p><i>Impact IV.L-3: The proposed Project would result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.</i></p> <p>Traffic increases will over time increase noise levels throughout the community. Noise levels will increase substantially (3 dBA Ldn or greater) along portions of Grove Street and Healdsburg Avenue. A combination of mitigation measures such as the repaving of area roadways, replacement or construction of noise barriers, traffic calming, and sound insulation could be implemented to reduce the effects of increased traffic noise generated by development under the proposed General Plan. These mitigation measures could be implemented along identified segments of Grove Street and Healdsburg Avenue where noise levels will be substantially increased with buildup of the proposed Project. Each of these mitigation measures involves other non-acoustical considerations. Other engineering issues may dictate continued use of dense grade asphalt. Noise barriers and sound insulation treatments must be done on private property necessitating agreements with each property owner. It may not be reasonable or feasible to reduce Project-generated traffic noise at all affected receivers. Therefore, the potential permanent increase in ambient noise levels is considered a significant and unavoidable impact.</p>	Significant and Unavoidable	No feasible mitigation available.	Significant and Unavoidable (Project and Cumulative)
<p><i>Impact IV.L-4: The proposed Project would not result in a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the project.</i></p> <p>Construction noise impacts primarily result when construction activities occur during noise-sensitive times of the day (early morning, evening, or nighttime hours), the construction occurs in areas immediately adjoining noise-sensitive land uses, or when construction durations last over extended periods of time. Under the proposed General Plan, construction could occur immediately adjacent to businesses and residences.</p>	Less than Significant	No Mitigation Measures required.	Less than Significant

**Table II-1 (Continued)**  
**Summary of Environmental Impacts and Mitigation Measures**

<b>Environmental Impact</b>	<b>Level of Impact Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation (if required)</b>
<p>However, the City's Noise Ordinance limits construction activities to non-legal holidays between the hours of 7:30 a.m. and 6:00 p.m., Monday through Saturday. Additionally, Implementation Measure S-25 requires the use of noise-reducing measures during construction.</p>			
<p><i>Impact IV.L-5: The proposed Project would not result in the exposure of people residing or working in the Project vicinity to excessive noise levels within an area covered by an airport land use plan.</i></p> <p>Aircraft operations associated with Healdsburg Municipal Airport and Charles M. Schulz Sonoma County Airport are sources of intermittent noise in the city. New noise-sensitive uses are not planned in areas within the 60 or 65 dBA CNEL noise contours for either airport. Therefore, impacts related to noise generated by an airport will be less than significant.</p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<p><i>Impact IV.L-6: The proposed Project would not result in the exposure of people residing or working in the project vicinity to excessive noise levels if the project is located in the vicinity of a private airstrip.</i></p> <p>The proposed Project is not located within the vicinity of a private airstrip.</p>	No Impact.	No Mitigation Measures required.	No Impact.
<b>POPULATION AND HOUSING</b>			
<p><i>Impact IV.M-1: The proposed project would not induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).</i></p> <p>Buildout under the proposed General Plan could result in the construction of 872 residential units and the addition of approximately 2,268 residents. Population and housing growth will be accommodated in currently unincorporated areas of the Planning Area in addition to areas within the existing city limits.</p> <p>Direct environmental impacts associated with residential development and increased population are evaluated in appropriate sections of this Revised Draft EIR. Population growth by itself is not considered a significant environmental impact.</p>	Less than Significant	No Mitigation Measures required.	Less than Significant

**Table II-1 (Continued)**  
**Summary of Environmental Impacts and Mitigation Measures**

<b>Environmental Impact</b>	<b>Level of Impact Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation (if required)</b>
<p><i>Impact IV.M-2: The proposed project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.</i></p> <p>Development under the proposed General Plan will occur primarily on vacant and underutilized parcels within the city and SOI. Individual projects could result in the demolition of existing housing units to develop other permitted uses on site. However, only seven existing units are located on parcels that are designated for non-residential purposes. Because the proposed project will not displace substantial numbers of existing housing, impacts related to the displacement of existing housing will be less than significant.</p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<p><i>Impact IV.M-3: The proposed project would not displace substantial numbers of existing people, necessitating the construction of replacement housing elsewhere.</i></p> <p>There will be no significant impacts related to the displacement of housing; therefore the proposed project will not require the construction of replacement housing elsewhere.</p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<b>PUBLIC SERVICES</b>			
<p><i>Impact IV.N-1: Implementation of the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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 fire protection services.</i></p> <p>Development under the proposed General Plan could increase the population in the Planning Area by as many as 2,268 persons. Calls for fire protection services as well as emergency medical services will increase with population growth. The demand for fire protection services will be further increased as a result of commercial and industrial development under the proposed General Plan. Furthermore, fire protection services may also be impacted by land use changes and development in the western portion of the Planning Area.</p> <p>Any development resulting under the proposed General Plan would be required to comply with all applicable fire code requirements associated with adequate fire access, fire flows, and number of hydrants. Proposed General Plan Policy T-A-4 will ensure adequate access for emergency vehicles, including adequate street widths and vertical clearance on new streets. Policy PS-E-2 will require all new commercial, industrial, institutional, multiple-unit residential, and mixed-use developments to have</p>	Less than Significant	No Mitigation Measures required.	Less than Significant

**Table II-1 (Continued)**  
**Summary of Environmental Impacts and Mitigation Measures**

<b>Environmental Impact</b>	<b>Level of Impact Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation (if required)</b>
<p>built-in fire protection equipment.</p> <p>Proposed policies related to fire protection services mitigate potential impacts for additional fire facilities or personnel. Policy S-D-5 will seek to minimize response time to fires and Implementation Measure PS-13 will require the construction of a fire substation on the Saggio Hills project site to provide adequate response service to planned development in the northern area of the city. Implementation Measure PS-12 will seek to develop funding sources sufficient to attain and maintain adequate fire service levels, thereby mitigating potential impacts on fire personnel..</p>			
<p><i>Impact IV.N-2: The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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 police services.</i></p> <p>The additional residential population and non-residential development associated with implementation of the General Plan will result in increased demands for police protection services provided by the Healdsburg Police Department (HPD). The ability of the HPD to support the needs of future growth is dependent upon its financial ability to hire additional sworn personnel. Proposed General Plan policies PS-E-1, PS-E-4, S-E-1, S-E-2, S-E-3, and S-E-4 and Implementation Measure PS-12 will ensure that acceptable levels of service are maintained.</p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<p><i>Impact IV.N-3: The proposed project would not 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, or other performance objectives for school services.</i></p> <p>Buildout under the proposed General Plan could result in the construction of approximately 872 residential units within the Planning Area. The increase in dwelling units will increase population and could result in an enrollment increase of 524 students for local schools.</p> <p>Local public and private schools currently can accommodate an additional 1,943 students. In addition, Healdsburg Unified School District uses developer fees to fund the construction or reconstruction of any new school facilities. Policy PS-F-1 and §65996 of the California Government Code will ensure that the</p>	Less than Significant	No Mitigation Measures required.	Less than Significant

**Table II-1 (Continued)**  
**Summary of Environmental Impacts and Mitigation Measures**

<b>Environmental Impact</b>	<b>Level of Impact Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation (if required)</b>
<p>approximately 524 additional students that could result from buildout under the proposed project will be provided with sufficient public educational facilities to meet their academic needs and the payment of such fees is deemed to fully mitigate the impacts of new development on public school services.</p>			
<p><i>Impact IV.N-4: Implementation of the proposed project would not 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 or other performance objectives for park and recreational services.</i></p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<p>Based on the existing 43.32 acres of parkland within the city plus the addition of the 36-acre community park approved as part of the Saggio Hills project, the ratio of acres of parkland per one thousand residents in the city will increase to 5.48:1, which exceeds the City's goal of 5:1. The potential environmental impacts associated with the development and operation of the new park were addressed by the Saggio Hills EIR.</p>			
<p><i>Impact IV.N-5: The proposed project would not 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.</i></p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<p>The addition of the 36-acre community park approved as part of the Saggio Hills project will nearly double the city's park acreage. Along with the impending opening of the Healdsburg Ridge Open Space Preserve to the public, these facilities may actually decrease the use of existing neighborhood and regional parks and other recreational facilities.</p>			
<b>TRAFFIC/CIRCULATION</b>			
<p><i>Impact IV.O-1: The proposed Project would result in unacceptable operating conditions in the short-term at one of the study intersections, resulting in a significant and unavoidable impact in the long term if planned improvements are not allowed by Caltrans.</i></p>	Significant and Unavoidable	No feasible mitigation available.	Significant and Unavoidable (Project and Cumulative)
<p>Growth under the proposed General Plan could add as many as 56,459 daily vehicle trips and 4,353 trips during the PM peak hour.</p>			
<p>The proposed General Plan contains a number of policies and associated implementation measures that will reduce potential circulation impacts. Policies LU-D-5, LU-F-1, LU-F-2, F-7, ED-B-4, T-A-5, T-A-</p>			

**Table II-1 (Continued)**  
**Summary of Environmental Impacts and Mitigation Measures**

<b>Environmental Impact</b>	<b>Level of Impact Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation (if required)</b>
<p>6, T-A-7, T-A-9, T-A-10, T-A-13, PS-H-1, NR-F-1, and NR-F-2 address the need to reduce reliance on passenger vehicles and transfer some trips to alternative modes and provide increased capacity through infrastructure improvements. Implementation Measures T-2, T-3, T-14, T-4, T-5 and T-6, T-20 and T-21 provide programs to construct improvements that will increase capacity, promote development patterns that support increased use of alternative modes, and provide improved pedestrian, bicycle and transit infrastructure to allow drivers to change mode. Implementation of these programs will limit potential impacts associated with buildup traffic to a less than significant level, with the exception of impacts on the Dry Creek Road/U.S. 101 interchange, which will be significant and unavoidable if Caltrans does not allow the planned improvements to this interchange to move forward.</p>			
<p><i>Impact IV.O-2: The proposed project would not result in unsafe conditions for pedestrians, including an unsafe increase in pedestrian/bicycle or pedestrian/motor vehicle conflicts.</i></p> <p>Development that could occur under the proposed General Plan would generate a substantial demand for safe and convenient pedestrian facilities.</p> <p>Proposed General Plan Policies T-A-14, T-D-1, T-D-5, T-E-9, PS-H-1, PS-I-1, and NR-F-2 will specifically address the need to provide appropriate pedestrian facilities, fill in gaps in the network, and improve pedestrian access. Implementation Measures T-8, T-13, T-14, T-15 and T-17 will provide programs to develop the pedestrian infrastructure needed to accommodate the proposed development, such as new pedestrian connections, sidewalks, crossing enhancements, amenities, and pedestrian programs to serve both existing and future demand in Healdsburg.</p>	Beneficial	No Mitigation Measures required.	Beneficial
<p><i>Impact IV.O-3: The proposed project would not discourage or interfere with bicycle circulation and would meet the need for new bicycle facilities and safety enhancements.</i></p> <p>Development that could occur under the proposed General Plan would generate increased demand for safe and convenient bicycle facilities, including new bicycle paths, lanes and routes, short- and long-term bicycle parking and storage facilities, additional bicycle capacity on transit, and enhancements to existing bicycle infrastructure.</p> <p>Proposed General Plan Policies T-A-14, T-D-1, T-D-2, T-D-3, T-D-4, T-D-5, T-E-9, and NR-F-2, Implementation Measures T-12, T-14, T-16, and T-17, and projects contained in the proposed General Plan will result in new bikeways, bicycle parking, and bicycle programs to serve both existing and future demand in Healdsburg.</p>	Beneficial	No Mitigation Measures required.	Beneficial

**Table II-1 (Continued)**  
**Summary of Environmental Impacts and Mitigation Measures**

<b>Environmental Impact</b>	<b>Level of Impact Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation (if required)</b>
<p><i>Impact IV.O-4: Implementation of the proposed General Plan would not discourage or interfere with transit access and would not create additional transit ridership that would exceed available or planned system capacity.</i></p> <p>Development under the proposed General Plan would generate increased demand for transit service, together with the need for new facilities and enhancements to existing infrastructure. New residential development in the outlying areas of Healdsburg will generate the need for expanded fixed transit service in these new neighborhoods.</p> <p>Proposed General Plan Policies LU-F-1, LU-F-2, T-E-1, T-E-2, T-E-3, T-E-4, T-E-5, T-E-6, T-E-7, T-E-8, NR-F-2 and Implementation Measure T-18 specifically promote appropriate transit service and facilities for development that could occur under the proposed General Plan. Implementation of the policies and projects contained in the General Plan will promote new transit services, amenities, and programs to serve both existing and future demand in the city.</p>	Beneficial	No Mitigation Measures required.	Beneficial
<p><i>Impact IV.O-5 Implementation of the proposed General Plan would not result in an increased parking demand that could not be accommodated by the available parking supply.</i></p> <p>Residential and non-residential development under the proposed project will increase the demand for additional parking on both existing streets and within future development sites.</p> <p>General Plan Policies T-C-1, T-C-2, T-C-3, T-C-4, T-E-8, and CD-B-2 specifically address the need to provide adequate parking for existing land uses as well as new development. Implementation Measures T-10 and T-11 will provide programs to increase the downtown parking supply and provide enhanced directional signing to support better utilization of the available parking.</p>	Less than Significant	No Mitigation Measures required	Less than Significant
<p><i>Impact IV.O-6 Implementation of the proposed General Plan would not result in increased hazards associated with new streets and street connections as well as with traffic added to existing streets.</i></p> <p>Development under the proposed General Plan would create new streets and new intersections that could present potential hazards. The additional traffic generated by new development could pose safety concerns on existing streets.</p> <p>Proposed General Plan Policies T-B-1, T-B-2, T-B-3, and T-B-4 promote safety on new and existing streets, provide adequate sight distance at intersections, identify high collision locations and address any deficiencies, and implement traffic calming measures. Implementation Measure T-9 will ensure that adequate sight distance exists at corners of public intersections.</p>	Less than Significant	No Mitigation Measures required	Less than Significant

**Table II-1 (Continued)**  
**Summary of Environmental Impacts and Mitigation Measures**

<b>Environmental Impact</b>	<b>Level of Impact Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation (if required)</b>
<p><i>Impact IV.O-7 Implementation of the proposed General Plan would not result in changes in air traffic patterns.</i></p> <p>Proposed General Plan Policies T-F-1, T-F-2, T-F-3, and T-F-4 provide for the continued operation of the Healdsburg Municipal Airport, resulting in no change in air traffic patterns. Implementation Measure T-17 supports the pursuit of policies and capital improvement projects contained in the Airport Master Plan as funding allows.</p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<b>UTILITIES</b>			
<p><i>Impact IV.P-1: The proposed project would not exceed treatment requirements of the applicable Regional Water Quality Control Board.</i></p> <p>New development under implementation of the proposed General Plan will continue to comply with all provisions of industrial wastewater permits, which regulate discharges in the city. Through compliance with the City's industrial wastewater permit program, which is administered subject to the requirements and limitations of the National Pollutant Discharge Elimination System (NPDES) program, as enforced by the North Coast Regional Water Quality Control Board (NCRWQCB), the proposed General Plan will not result in an exceedance of wastewater treatment requirements.</p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<p><i>Impact IV.P-2: The proposed Project would not result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments or require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.</i></p> <p>Buildout under the proposed General Plan is anticipated to generate an estimated wastewater flow of 428,015 gallons per day (GPD)/.428 million gallons per day (MGD) to the City's wastewater treatment plant (WWTP). When added to the highest historic average dry-weather flow ADWF (0.98 MGD) as the base year, the total sewage average flow would increase to approximately 1.41 MGD, which is less than one percent above the treatment plant's permitted capacity.</p> <p>However, there are several mitigating factors regarding the treatment plant's actual capacity. While a treatment plant may be nominally designed for a certain ADWF, the actual capacity is typically much greater because it must be able to accommodate peaking events, including higher wet-weather flows in the winter, and higher solids loadings that can occur at any time of the year. Peak uses for individual</p>	Less than Significant	No Mitigation Measures required.	Less than Significant

**Table II-1 (Continued)**  
**Summary of Environmental Impacts and Mitigation Measures**

<b>Environmental Impact</b>	<b>Level of Impact Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation (if required)</b>
<p>users throughout the system never occur simultaneously, and flows during the period when ADWF is determined are typically far lower, typically at least 15% below the summer peaking period. For this reason, the aggregated peak demand could not be expected to cause a corresponding increase in adwf. The expected adwf generation would reasonably be expected to be at least 15% lower.</p> <p>Furthermore, although the WWTP has a permitted capacity of 1.4 MGD under the City's NPDES permit from the NCRWQCB, the physical capacity of the WWTP is far greater because the WWTP must be sized to accommodate peak loads for both hydraulic (flow) and solids loadings. The WWTP was designed for an annual average daily flow of 1.6 MGD and peak wet weather flows of 4.0 MGD. In addition, the critical components in the WWTP, such as the membrane filter tanks, have been constructed and plumbed so that capacity can be expanded by simply adding additional filter modules. This alone would increase capacity by 11%. Furthermore, membrane technology is constantly improving, and in the time since the WWTP was completed in 2008, retrofittable membrane filters with considerably higher capacity have become available. Increasing the permitted capacity, therefore, will be a matter of preparing an engineering study demonstrating higher capacity, possibly combined with minor equipment retrofits. Therefore, increased wastewater flows due to the implementation of the proposed Project could be accommodated by the existing wastewater treatment plant.</p>			
<p><i>Impact IV.P-3: The proposed project would have sufficient water supplies available to serve the project from existing entitlements and resources, and would not require new or expanded entitlements.</i></p> <p>Buildout under the proposed General Plan could increase the Planning Area's population to 14,468, which is less than the population projected for 2025 by the 2003 Water System Master Plan and the 2007 Urban Water Management Plan (UWMP). Assuming that the same proportion of water demand among residential, commercial, industrial and landscape uses occurring in 2004 will occur in the future, the UWMP concluded that the total 2025 projected water demand, 3,372 acre feet per year, will leave an 807 acre feet per year (19 percent) surplus. Therefore, there is adequate existing water supply to accommodate the increased demand associated with the proposed General Plan.</p> <p>In addition to the population-based analysis from the UWMP, the City has also projected water demand using an Urban Service Area analysis. This analysis concluded that even if no additional water rights were approved, the City's existing water rights are more than adequate to meet projected water demands.</p> <p>Additionally, the City has adopted a number of demand management measures that are detailed in the UWMP. Furthermore, the proposed General Plan has identified the minimization of water consumption</p>	Less than Significant	No Mitigation Measures required.	Less than Significant

**Table II-1 (Continued)**  
**Summary of Environmental Impacts and Mitigation Measures**

<b>Environmental Impact</b>	<b>Level of Impact Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation (if required)</b>
as one of its policy's. Policy PS-A-5 promotes water conservation in both city operations and private development. Because implementation of the proposed policies will reduce future water demand and the City has identified sufficient water supplies are available to serve buildout of the proposed Project, the proposed Project will not require new or expanded water entitlements.			
<p><i>Impact IV.P-4: The proposed Project would require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.</i></p> <p>The second phase of the Gauntlett/Fitch Water Treatment Facility, which now provides micro-filtration for water produced from the Gauntlett wells, is scheduled for 2010 and will route water from the Fitch well through this treatment facility as well. The Healdsburg City Council adopted a mitigated negative declaration of environmental impact for both phases of the facility on April 21, 2003. All mitigation measures required for the project were implemented during the first phase of the project or will be implemented during the second phase. No additional water treatment facilities are required to serve development that could occur under buildout of the proposed General Plan.</p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<p><i>Impact IV.P-5: The proposed project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.</i></p> <p>Solid waste collected by Redwood Empire Disposal will be hauled to the Healdsburg Transfer Station. The transfer station is currently permitted to accept 435 tons per day (TPD) of solid waste and currently accepts 206 TPD. The estimated increase in solid waste generation due to an increase in residential, commercial and industrial, and hotel land use will be 15.8 TPD. Therefore, the transfer station has sufficient permitted capacity to accommodate solid waste disposal needs for the proposed project.</p> <p>From this transfer station, solid waste is transported to any of four landfills available to the county. In total, these landfills have a remaining permitted capacity of 22,018,525 tons and are able to accommodate the Project's solid waste disposal needs.</p>	Less than Significant	No Mitigation Measures required.	Less than Significant

**Table II-1 (Continued)**  
**Summary of Environmental Impacts and Mitigation Measures**

<b>Environmental Impact</b>	<b>Level of Impact Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation (if required)</b>
<p><i>Impact IV.P-6: The proposed project would comply with federal, state, and local statutes and regulations related to solid waste.</i></p>	No Impact	No Mitigation Measures required.	No Impact
<p>Sonoma County's Solid Waste Study and a Source Reduction and Recycling Element (SSRE) is used by all cities in Sonoma County as their regulatory document. The Sonoma County Waste Management agency requested that the City use the County Integrated Waste Management Plan, and any subsequent amendments thereto, as the policy document for solid waste management in the county. The SRRE contains programs and policies for continued fulfillment of the goals of the Act and is updated annually to account for changing market and infrastructure conditions. Proposed General Plan Policy PS-J-1 seeks to minimize the amount of solid waste deposited in landfills and maximize the amount of waste that is recycled.</p>			
<p><i>Impact IV.P-7: The proposed project would not create demand for electrical services that is substantial in relation to the existing demands.</i></p> <p>Implementation of the proposed General Plan will increase electrical demand within the city. However, with the expansion of the Badger Substation, due to be completed by 2010, and ongoing maintenance efforts, existing City electrical facilities are expected to meet future demand. Policies LU-A-6 and PS-C-3 will ensure reliable electrical service.</p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<p><i>Impact IV.P-8: The proposed project would not create wasteful, inefficient and unnecessary consumption of energy.</i></p> <p>Any development under the proposed General Plan will be required to conform to the State Building Energy Efficiency Standards. Proposed General Plan Policies and PS-C-1, PS-C-2, PS-C-3, PS-C-4, and NR-E-3 will ensure that impacts related to electrical services will not create wasteful, inefficient and unnecessary consumption of energy.</p>	Less than Significant	No Mitigation Measures required.	Less than Significant
<p><i>Impact IV.P-9: The proposed project would not create demand for natural gas services that is substantial in relation to the existing demands.</i></p> <p>The energy demands created by the potential development under the General Plan are not considered substantial in relation to the total amount of energy supplied by PG&amp;E in its northern and central California service area. Development under the proposed General Plan will connect to extensions of these existing service lines, with the ultimate configuration to be approved by PG&amp;E. In addition, proposed General Plan Implementation Measures F.1, F.2, and F.4 will reduce the use of natural gas</p>	Less than Significant	No Mitigation Measures required.	Less than Significant

**Table II-1 (Continued)**  
**Summary of Environmental Impacts and Mitigation Measures**

Environmental Impact	Level of Impact Before Mitigation	Mitigation Measures	Level of Impact After Mitigation (if required)
<p>through energy conservation, and promote infill so as to maximize the use of existing infrastructure.</p> <p>PG&amp;E is able to provide natural gas and associated infrastructure to the potential development under the General Plan and the increase in demand for natural gas will not be substantial in relation to existing natural gas consumption.</p>			

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