

**FINAL
Initial Study/Addendum
North Village Project
City of Healdsburg, Sonoma County, California**

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SECTION 1: INTRODUCTION

This Addendum, checklist, and attached supporting documents have been prepared to assist the City to determine whether and to what extent the North Entry Area Plan (NEAP) Environmental Impact Report (EIR) (State Clearinghouse [SCH] No. 2018062041) prepared for the City of Healdsburg remains sufficient to address the potential impacts of the proposed North Village Project (hereinafter referred to as proposed project), or whether additional documentation is required under the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] § 21000, *et seq.*).

1.1 - Initial Study/Environmental Checklist

Pursuant to Public Resources Code Section 21166, and CEQA Guidelines Sections 15162 and 15164, subd. (a), the attached initial study/checklist has been prepared to evaluate the proposed project. The attached initial study/checklist uses the standard environmental checklist categories provided in Appendix G of the CEQA Guidelines, but provides response columns for evaluation consistent with the considerations listed under CEQA Guidelines Section 15162, subd. (a).

1.2 - Environmental Analysis and Conclusions

CEQA Guidelines Section 15164, subd. (a) provides that the lead agency or a responsible agency shall prepare an Addendum to a previously certified Environmental Impact Report or Negative Declaration (ND) if some changes or additions are necessary but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR or ND have occurred (CEQA Guidelines, § 15164, subd. (a)).

An Addendum need not be circulated for public review but can be included in or attached to the Final EIR or ND (CEQA Guidelines § 15164, subd. (c)). The decision-making body shall consider the Addendum with the Final EIR or Mitigated Negative Declaration (MND) prior to making a decision on the project (CEQA Guidelines § 15164, subd. (d)). An agency must also include a brief explanation of the decision not to prepare a subsequent EIR or ND pursuant to Section 15162 (CEQA Guidelines Section 15164, subd. (e)).

Consequently, once an EIR or ND has been certified for a project, no subsequent EIR or ND is required under CEQA unless, based on substantial evidence:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or ND . . . due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;¹
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or ND . . . due to the

¹ CEQA Guidelines Section 15382 defines “significant effect on the environment” as “. . . a substantial, or potentially substantial adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance . . .” (see also PRC § 21068).

- involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the ND was adopted. . . shows any of the following:
- a. The project will have one or more significant effects not discussed in the previous EIR or ND;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR or ND;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or ND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative (CEQA Guidelines, Section 15162, subd. (a); see also Pub. Resources Code, Section 21166).

This Addendum, checklist, and attached documents constitute substantial evidence supporting the conclusion that preparation of a supplemental or subsequent EIR or ND is not required prior to approval of the above-referenced permits by responsible and trustee agencies because none of the conditions described in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) calling for the preparation of supplemental or subsequent environmental review have occurred, and provides the required documentation under CEQA Guidelines Section 15164.

This Addendum addresses the conclusions of the NEAP EIR.

1.2.1 - Findings

There are no substantial changes proposed by the proposed project or in the circumstances in which the proposed project will be undertaken that require major revisions of the NEAP EIR. The proposed revisions do not require preparation of a new subsequent or supplemental EIR, ND, or MND, due to either the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. As illustrated herein, the proposed project is consistent with the previous EIR and would involve only minor changes; therefore, an Addendum is appropriate CEQA compliance for the proposed project.

1.2.2 - Conclusions

Based on an examination of the analysis, findings, and conclusions of the NEAP EIR, the potential impacts of the proposed project remain within the impacts previously analyzed and disclosed in the NEAP EIR (CEQA Guidelines § 15164). Therefore, no further analysis is required under CEQA before undertaking the proposed project.

1.3 - Mitigation Monitoring Program

As required by Public Resources Code Section 21081.6, subd. (a)(1), a Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the proposed project in order to monitor the implementation of the mitigation measures that have been adopted for the project. Any long-term monitoring of mitigation measures imposed on the overall development will be implemented in accordance with the MMRP.

The following minor modifications from the MMRP adopted in connection with the NEAP EIR and applicable to the North Village project are proposed to the “Timing of Verification” for special conditions as cited in Table 1 of the adopted MMRP:

The timing of verification for Mitigation Measure (MM) TRANS-1a, MM TRANS-5 and Cumulative MM TRANS-1 is revised from “Prior to Construction” to “Prior to Occupancy.” These three mitigations relate to the payment of a proportional share allocation of the costs associated with improvements at the Dry Creek Road/U.S. 101 interchange.

The timing of verification for MM HAZ-2 is revised from “Prior to Occupancy” to “Prior to Vertical Construction or On-site Storage of Combustible Materials.” This mitigation establishes the timing for completion of a secondary emergency vehicle access to the project site.

These modifications result in minor changes to the timing of when MM TRANS-1a, MM TRANS-5, Cumulative MM TRANS-1, and MM HAZ-2 would be implemented, but they do not change the requirements of the mitigation measures themselves. Accordingly, the modified MMRP would be as effective or more effective than the adopted MMRP at reducing the significance of the proposed project’s environmental effects, and no further environmental review would be required as a result of this change.

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SECTION 2: PROJECT DESCRIPTION

2.1 - Location and Setting

The 30.16-acre project site is located at 16977 Healdsburg Avenue in the City of Healdsburg, Sonoma County, California (Exhibit 1). The project site is bounded by U.S. 101 (west), private land owned by the Lytton Rancheria (north), Healdsburg Avenue and the North Coast Railroad Authority (NCRA) right-of-way (east), and private property owned by the Simi Winery (south) (Exhibit 2). The site also includes a 2.17-acre parcel located between the NCRA right-of-way and Healdsburg Avenue. The project site is located on the *Jimtown, California* United States Geological Survey (USGS) 7.5-minute Quadrangle Township 9 North, Range 9 West, Unsectioned (Latitude 38° 38' 45" North; Longitude 122° 52' 17" West).

2.1.1 - Environmental Setting

The project site contains undeveloped land, with a portion used for outdoor storage of dumpsters, trailers, and construction equipment. Roughly 18 acres of the site is located on relatively flat, grass-covered land that was previously graded. The northern and southwestern edges of the site consist of sloping hillsides. Existing drainage on-site includes swales at the perimeter of the graded pad, and a stormwater detention basin in the southeast portion of the site. The NCRA rail line traverses the site from north to south along an 80-foot-wide right-of-way located along the eastern portion of the site roughly parallel to Healdsburg Avenue. A drainage feature parallels the west side of railroad and contains shrubs. This feature flows to Foss Creek, which runs south of the project site.

Vehicular access is taken from a recently-constructed paved accessway with an at-grade crossing of the NCRA tracks.²

2.1.2 - General Plan and Zoning

The project site is designated as 'Mixed Use, 10-16 Units Per Acre' by the Healdsburg 2030 General Plan and zoned 'Mixed Use' with a 'North Entry Area Plan Overlay' by the NEAP. The NEAP was adopted as an amendment to the Healdsburg 2030 General Plan and implementing regulations were adopted by an ordinance amending the Healdsburg Municipal Code.

2.2 - Project Background

2.2.1 - Historic Uses

The project site was used as a lumber mill and wood products manufacturing facility from the 1940s to 2000. Quaker Hill Project Associates, a Healdsburg development company, purchased the property around 1990 and leased it to a variety of tenants while they pursued development plans. In 2004, Quaker Hill Project Associates completed an environmental cleanup of the lumber mill site to prepare for new development. The cleanup included wetland mitigation in compliance with permits

² The North Coast Rail Authority (NCRA) is a joint powers agency that owns the former Northwestern Pacific right-of-way from Napa County to Humboldt County. Sonoma-Marin Area Rail Transit (SMART) currently operates passenger rail service between San Rafael and the Sonoma County Airport. SMART has plans to extend passenger rail service to Cloverdale in the future.

granted by the United States Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and the California Department of Fish and Wildlife (CDFW). The lumber mill structures, related site improvements, and substandard soils were removed, and approximately 20 acres of the property were regraded to provide positive drainage to Healdsburg Avenue and a drainage detention area/stormwater treatment pond at the south end of the property. All work was completed in accordance with local, State, and federal requirements, including environmental review of the demolition and regrading work, tree removal and protection, and wetlands mitigation.

In 2010, the Public Utilities Commission approved conversion of the existing private rail crossing into the North Village site to a public crossing, subject to the installation of the crossing improvements. The crossing improvements were completed in 2019.

2.2.2 - North Entry Area Plan

The property owner and project applicant (Comstock Healdsburg, LLC) initiated the NEAP to guide future development and land use activities on the project site in accordance with the requirements of the Healdsburg 2030 General Plan. The NEAP established a buildout potential of 290 dwelling units (subject to increase for projects that provide prescribed levels of affordable housing pursuant to the requirements of the California State Density Bonus Law) and 200,000 square feet of non-residential uses (including a hotel with a maximum of 130 rooms). Vehicular access to the site would be provided by a recently completed access road that connects to Healdsburg Avenue at an intersection that is planned to be signalized. The access road has an at-grade crossing of the railroad tracks. The Healdsburg City Council adopted the NEAP and certified an associated EIR in May 2019.

2.3 - Project Characteristics

2.3.1 - Project Summary

In June 2019, the project applicant filed an application for a Master Conditional Use Permit to develop the proposed project pursuant to the NEAP. The proposed project consists of the following uses:

- 301 affordable and special needs dwelling units (including 221 senior independent living units, 75 affordable multi-family units, and 5 live-work units)
- Ancillary facilities including dining facilities, meeting rooms, and administrative offices to support the senior independent living units
- Approximately 24 memory care beds and 30 assisted living beds (not to exceed 54 memory care and assisted living beds)
- Up to 108-room hotel with 100-seat restaurant, bar, and event space
- Approximately 12,000 square feet of commercial/retail space
- Public amenities including a pedestrian promenade, “Grange” building, and common green
- Streets, utilities, parking, landscaping and other infrastructure and improvements



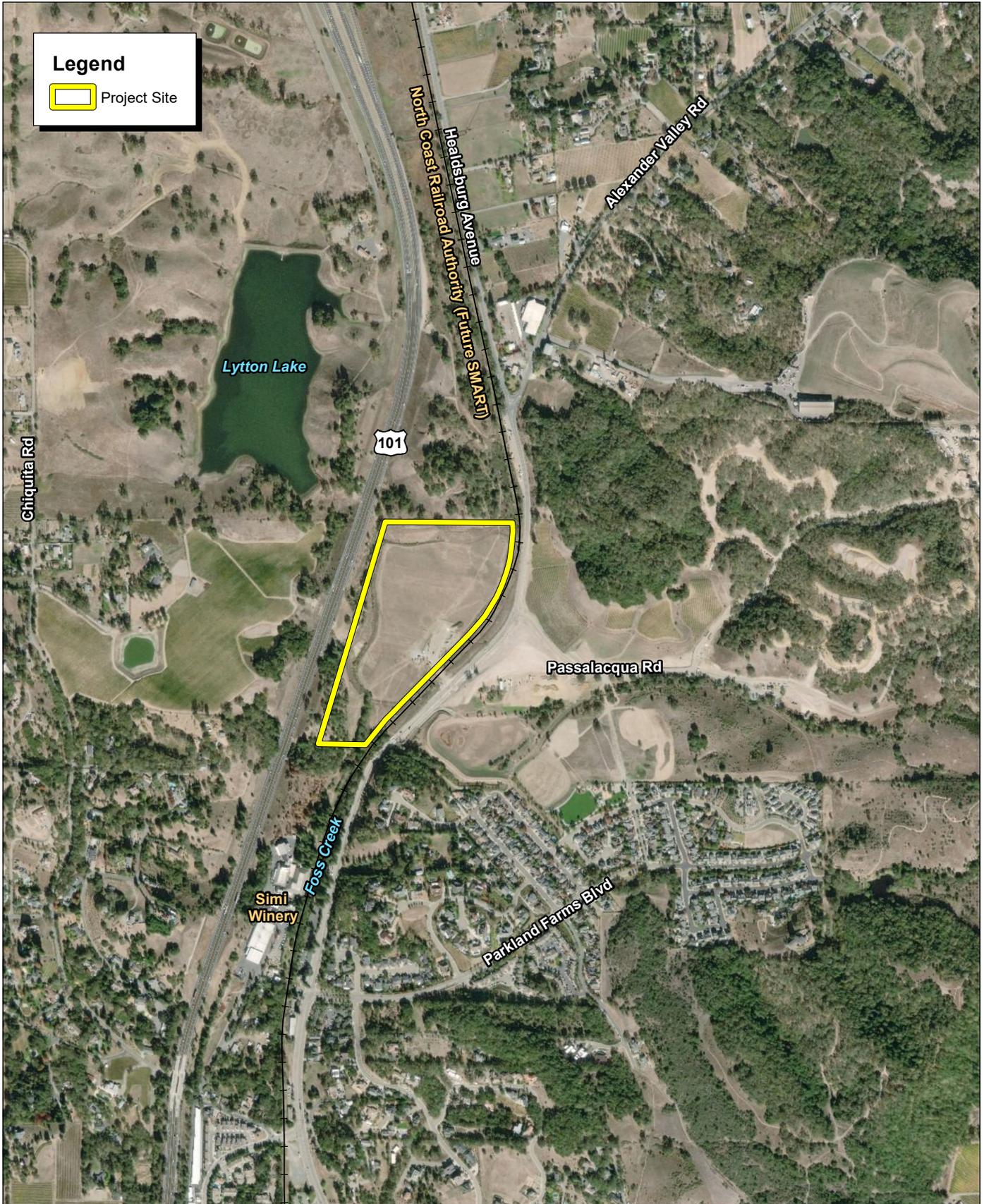
Source: Census 2000 Data, The CaSIL

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Exhibit 1 Regional Location Map

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Source: ESRI Aerial Imagery.

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Exhibit 2
Local Vicinity Map
Aerial Base

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Table 1 compares the proposed project to the NEAP. The conceptual site plan is shown in Exhibit 3.

Table 1: Proposed Project Comparison to NEAP

Scenario	Residential	Commercial	Convalescent
North Entry Area Plan	290 dwelling units, (subject to increase for projects that provide prescribed levels of affordable housing pursuant to the requirements of California State Density Bonus Law)	200,000 square feet (including 130 room hotel)	—
North Village Project	221 senior independent 75 multi-family 5 live-work 301 dwelling units	113,760 square feet (including 108 room hotel*) 12,000 square feet (retail)	24 memory care beds 30 assisted living beds
Net Change	11 dwelling units per Density Bonus application	(74,240 square feet) (22 hotel rooms)	24 memory care beds 30 assisted living beds
Notes: * Includes 100-seat restaurant, 60-seat rooftop bar, 2,000-square-foot lobby, meeting, and event space, and 2,400-square-foot "Grange" building event space. Source: Comstock Healdsburg LLC, 2019.			

2.3.2 - Residential Uses

Affordable/Workforce Housing

The proposed project includes approximately 80 housing units for families and the local workforce, with units proposed to be affordable to lower income (below 80% of the area median income), moderate income (between 80 percent and 120 percent of the area median income) and middle income (up to 160 percent of the area median income) households. The proposed project would include approximately 30 workforce housing units in one apartment complex, 45 moderate income and middle income apartment units in a second building, and five live-work units for middle income households that would be located above the proposed retail uses. A total of 54 units would be restricted to incomes levels at 120 percent of the area median income (AMI) or lower. The proposed units would include a range of sizes, from 500 to 1,100 square feet, including studio, 1-, 2- and 3-bedroom units.

The 30-unit apartment complex would include approximately five 1-bedroom units, nine 2-bedroom units, and 16 3-bedroom units. The 45 apartments in the mixed-use component would include approximately 15 studio units, 16 1-bedroom units, and 14 2-bedroom units.

A community room would be provided in the multi-family housing community and would include a kitchenette and space for activities and events. Other amenities such as a fitness room, lobby, mail center and bicycle storage would also be provided. Laundry hook-ups would be provided in each

unit. Outdoor amenities would include a tot lot, barbeque and gathering area with tables and benches, a community garden, and bike racks.

Senior Housing

The proposed project includes a Senior Living Community with a base of 184 independent living units, plus an additional 37 density bonus units for a total of 221 independent living units. To address the needs of residents as they change over time, medical services consisting of approximately 30 assisted living beds and 24 memory care beds (not to exceed 54 total beds) are also included in the facility. The Senior Living Community would include ancillary uses typical of similar senior communities such as dining options, health/wellness/fitness facilities and programs, and learning opportunities.

The Senior Living Community will be licensed by the State of California as a Residential Care Facility for the Elderly (RCFE) and will serve individuals 62 years of age and older.

The Senior Living Community includes 10 units for residents whose income does not exceed 120 percent Area Median Income (AMI). Additionally, the community would provide 20 units at 50 percent AMI, with those units restricted to workers and volunteers serving the Senior Living Community.

A Density Bonus Application has been filed as part of the proposed project for the Senior Living Community. Thus, the total dwelling unit count for the proposed project (including Affordable/Workforce units) is 301, which is 11 dwelling units above the 290-unit base density established in the NEAP.

Independent Living

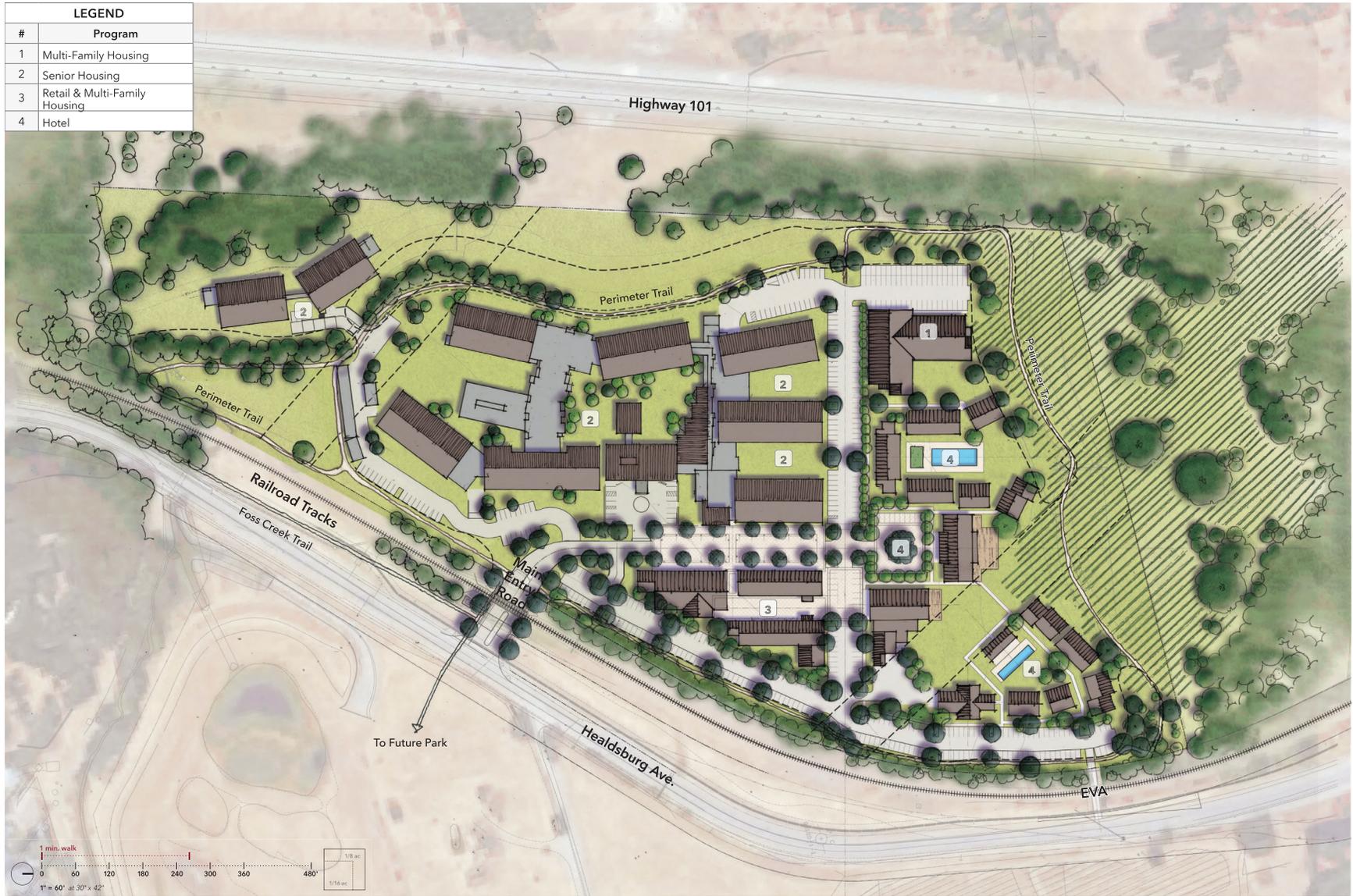
‘Independent living unit’ is defined as a living unit in a continuing care retirement community that includes a kitchen and is not used exclusively for assisted living services or nursing services.

Independent living is for seniors who are able to live on their own in an apartment or house with minimal assistance but who want the conveniences of living within a community that provides services and amenities for the aging. The services provided are aimed at minimizing seniors’ daily responsibilities and would include landscaping, laundry and housekeeping services, dining, transportation, security surveillance, and a variety of activities and wellness programs.

Assisted Living

‘Assisted living unit’ refers to the living area or unit within a continuing care retirement community that is specifically designed to provide ongoing assisted living services. Assisted living provides support for those who are capable of independent living with limited assistance for their daily living activities. Assisted living services include but are not limited to assistance with personal activities of daily living, including dressing, feeding, toileting, bathing, grooming, mobility, and associated tasks to help maintain physical and psychosocial comfort. Assisted living is part of a continuum of long-term care services that provides a combination of housing, personal care services, and health care. Assisted living offers a multi-faceted residential setting that provides personal care services, 24-hour supervision and assistance, activities, and health-related services designed to respond to individuals who need assistance with normal daily activities in a way that promotes maximum independence.

LEGEND	
#	Program
1	Multi-Family Housing
2	Senior Housing
3	Retail & Multi-Family Housing
4	Hotel



Source: Hart Howerton, November 2019.

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Memory Care

Memory care provides a higher level of care with services similar to assisted living that also includes activities and services related to cognitive decline.

2.3.3 - Commercial Uses

Hotel

The proposed project would include a 108-room hotel to serve guests of the residents in the North Village, as well as greater Healdsburg. The hotel has been designed to the agrarian and residential scale that is identified in the NEAP. The hotel would also include a fitness facility and spa, restaurant, rooftop bar, and meeting spaces. The restaurant and rooftop bar would be available to hotel guests and the public. A number of fitness/spa memberships would be available to the public as well.

The restaurant would seat 60 guests indoors and 40 guests outdoors and would provide lunch and dinner service. The rooftop bar would be a combination of indoor/outdoor space and would accommodate 60 guests. In addition to culinary programming, a chef's garden is proposed on the property. It is envisioned that the garden will be used for the restaurants and would host culinary education programming and tours for both guests and the public.

The hotel property also includes a special event space ("Grange"). This modern-day barn-like structure would be available for public use and may be used for indoor and outdoor events.

The hotel and related uses are expected to have a total of 135 full- and part-time employees that will provide services with three assigned shifts. The largest shift would include up to 50 employees.

Retail

The proposed project would provide a retail mix of approximately 12,000 square feet of small-scale neighborhood commercial uses, which is within the NEAP's allowance. These uses would be located along a pedestrian promenade with a landscaped courtyard, fountain, and public art.

The Healdsburg 2030 General Plan prohibits certain commercial uses in the NEAP area. Specifically, regional or community shopping centers, grocery or drugstore anchored neighborhood shopping centers, home improvement or hardware stores, and automobile dealerships or service stations are prohibited uses.

2.3.4 - Building Coverage

The proposed project would develop a total of 667,386 square feet of floor area, which equates to a 47.6 percent floor area ratio (FAR) for the project site. Approximately 126,000 square feet of the proposed project would be devoted to commercial/retail floor area, representing approximately 12.8 percent of the proposed development.

2.3.5 - Circulation

Vehicles

The existing 70-foot-wide vehicular access easement to Healdsburg Avenue would be maintained and improved for ingress and egress to the site. A gated Emergency Vehicle Access (EVA) would provide a second point of emergency access to Healdsburg Avenue near the northeast corner of the project site.

Pedestrians and Bicycles

The interior of the proposed project includes a pedestrian promenade that would provide pedestrian connections to other uses and parking.

A perimeter trail (approximately 0.75 mile) is proposed along the outer edges of the proposed project and would connect to the planned Montage Park on the east side of Healdsburg Avenue and the Foss Creek trail system.

2.3.6 - Parking

The proposed project would provide 648 off-street spaces. Parking would be provided by use as follows:

- **Multi-family:** 119 spaces
- **Senior housing:** 289 spaces
- **Retail:** 44 spaces
- **Hotel:** 196 spaces

2.3.7 - Utilities

Public utilities were extended to the project across the NCRA right-of-way through the 70-foot public access and utility easement in 2018 in conjunction with construction of the Public At-Grade Rail Crossing Project and the Healdsburg Avenue Improvement Project. The extended utilities include City water, sewer, electrical conduit, and natural gas service encasement. Natural gas service would be provided by Pacific Gas and Electric (PG&E). All utilities have been encased under the NCRA right-of-way for ease of future maintenance and would be extended on-site through a private street.

Storm Drainage

The proposed project would install a private drainage system. The drainage system would consist of a combination of the existing drainage swale around the perimeter of the site and a piped storm drain system that would collect stormwater from the paved surfaces on the site. All developed drainage from the site will drain to the existing on-site stormwater quality pond where it would be detained to meet Sonoma County Stormwater Low Impact Design (LID) volume requirements. Each developed parcel would be required to meet LID stormwater treatment requirements.

Water

Two 12-inch diameter water mains would be extended into the site within the private street, creating a looped water system that would allow for active water service during times of maintenance.

Sewer

A 10-inch diameter sewer main would be extended into the site from Healdsburg Avenue.

Electricity

Overhead electric lines on Healdsburg Avenue frontage would be undergrounded as part of the project's public improvements. Utility lines within the project site would also be installed underground.

Natural Gas

Natural gas service for the site would come from the gas main in Healdsburg Avenue.

2.4 - Discretionary Approvals

The proposed project requires the following discretionary approvals from the City of Healdsburg:

- Master Conditional Use Permit
- Density Bonus
- Design Review
- Conditional Use Permits for Senior Living Community, Mixed-Use, and Hotel components

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SECTION 3: CEQA CHECKLIST

The purpose of the checklist is to evaluate the categories in terms of any changed condition (e.g., changed circumstances, project changes, or new information of substantial importance) that may result in a changed environmental result (e.g., a new significant impact or substantial increase in the severity of a previously identified significant effect) (CEQA Guidelines § 15162).

The questions posed in the checklist come from Appendix G of the CEQA Guidelines and the NEAP EIR. A “no” answer does not necessarily mean that there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed with mitigation measures in the Final NEAP EIR. These environmental categories might be answered with a “no” in the checklist, since the proposed project does not introduce changes that would result in a modification to the conclusion of the previously approved CEQA document.

This addendum addresses the conclusions of the NEAP EIR.

3.1 - Explanation of Checklist Evaluation Categories

(1) Conclusion in EIR and Related Documents

This column summarizes the conclusion of the EIR relative to the environmental issue listed under each topic.

(2) Do the Proposed Changes Involve New Impacts?

Pursuant to CEQA Guidelines Section 15162, subd. (a)(1), this column indicates whether the changes represented by the proposed project will result in new significant environmental impacts not previously identified or mitigated by the EIR or whether the changes will result in a substantial increase in the severity of a previously identified significant impact.

(3) New Circumstances Involving New Impacts?

Pursuant to CEQA Guidelines Section 15162, subd. (a)(2), this column indicates whether there have been substantial changes with respect to the circumstances under which the project is undertaken that will require major revisions to the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

(4) New Information Requiring New Analysis or Verification?

Pursuant to CEQA Guidelines Section 15162, subd. (a)(3)(A-D), this column indicates whether new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was adopted, shows any of the following:

- (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
- (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If the additional analysis completed as part of this environmental review were to find that the conclusions of the EIR remain the same and no new significant impacts are identified, or identified impacts are not found to be substantially more severe, or additional mitigation is not necessary, then the question would be answered “no” and no additional environmental document would be required.

(5) Mitigation Measures Implemented or Address Impacts

Pursuant to CEQA Guidelines Section 15162, subd. (a)(3), this column indicates whether the EIR provides mitigation measures to address effects in the related impact category. Any previously adopted mitigation measures will be identified. The response will also address proposed revisions to previously adopted mitigation measures. These mitigation measures will be implemented with the construction of the project, as applicable. If “NA” is indicated, the Final EIR has concluded that the impact either does not occur with this project or is not significant, and therefore no additional mitigation measures are needed.

3.2 - Discussion and Mitigation Sections

(1) Discussion

A discussion of the elements of the checklist is provided under each environmental category in order to clarify the answers. The discussion provides information about the particular environmental issue, how the project relates to the issue, and the status of any mitigation that may be required or that has already been implemented.

(2) Mitigation Measures

Applicable mitigation measures from the EIR that apply to the project are listed under each environmental category.

(3) Conclusions

A discussion of the conclusion relating to the analysis is contained in each section.

Environmental Issue Area	Conclusion in NEAP EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
I. Aesthetics, Light, and Glare					
<i>Except as provided in Public Resources Code Section 21099, would the project:</i>					
a) Have a substantial adverse effect on scenic ridgelines designated in the Healdsburg General Plan?	No impact.	No.	No.	No.	None.
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a State Scenic Highway or a scenic highway designated in the Healdsburg General Plan?	Less than significant impact.	No.	No.	No.	None.
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Less than significant impact.	No.	No.	No.	None.
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Less than significant impact.	No.	No.	No.	None.

Discussion

a) Summary of the NEAP EIR

The NEAP EIR considered the plan area's proximity and ability to cause visually obtrusive development on scenic ridgelines designated in the Healdsburg 2030 General Plan. The 2030 General Plan requires visibility analysis for new development within 200 feet on either side of the centerline of a designated scenic ridgeline. The plan area was determined to be farther than 200 feet from a designated scenic ridgeline, and the NEAP EIR concluded that implementation of the NEAP would not result in visually obtrusive development on a scenic ridgeline designated in the Healdsburg 2030 General Plan. Therefore, no impact related to scenic vistas of scenic ridgelines would occur.

North Village Project Analysis

The proposed project is within the boundaries of the NEAP area. The Healdsburg 2030 General Plan Policy NR-10 requires a visibility analysis for new development located within 200 feet on either side of the centerline of major scenic ridgelines. The nearest designated scenic ridgelines to the proposed project are the same as those analyzed in the NEAP EIR and are not within 200 feet of the NEAP area or the proposed project. Therefore, implementation of the proposed project would not introduce new scenic vista or scenic ridgeline impacts or create more severe scenic vista or scenic ridgeline impacts than those analyzed in the NEAP EIR. No additional analysis is required.

b) Summary of the NEAP EIR

The NEAP EIR concluded that the potential for damage to scenic resources within the viewshed of a State Scenic Highway or a scenic roadway designated by the Healdsburg 2030 General Plan would be less than significant. There are no visible rock outcroppings or historic buildings visible from designated State Scenic Highways or locally designated scenic roadways. There is no State Scenic Highway adjacent to or near the plan area. There are locally designated scenic roadways on the border of the plan area at U.S. 101 and Healdsburg Avenue that have views of designated scenic ridgelines of the Mayacama Mountains. The NEAP EIR determined that building height limitations of 50 feet would avoid obstruction of the views of these scenic resources. Therefore, the NEAP EIR concluded impacts to the viewshed from designated State Scenic Highways or locally designated highways were found to be less than significant.

North Village Project Analysis

The proposed project is on the border of the U.S. 101 corridor and Healdsburg Avenue, which is locally designated as a scenic roadway by the Healdsburg 2030 General Plan. However, as discussed in the NEAP EIR, the NEAP restricts building heights to a maximum of 50 feet, which would regulate any potential obstruction of views. The project proposes a maximum building height of 50 feet, which is consistent with what was evaluated and disclosed in the NEAP EIR.

Additionally, there are no rock outcroppings or historic buildings near the proposed project that are visible from Healdsburg Avenue or U.S. 101. Therefore, implementation of the proposed project would not introduce new impacts to the viewshed from designated State Scenic Highways or locally designated highways or create more severe aesthetic impacts than those analyzed in the NEAP EIR. No additional analysis is required.

c) Summary of the NEAP EIR

The NEAP EIR determined that implementation of the NEAP would produce new physical development in the plan area that would be regulated by development standards that apply to the physical aspects of development such as landscaping, natural topography, scale, orientation, and building massing. The implementation of the NEAP would allow for a mix of multi-family residential and commercial uses within the plan area, however 40 percent of the plan area would remain in its existing open space condition and building heights would be limited between 28-50 feet depending on proximity to view corridors. The NEAP EIR concluded that development standards would regulate development to ensure that visual character or quality of this plan area or its surroundings would not be substantially degraded. Therefore, the NEAP EIR concluded that impacts related to visual character and quality would be less than significant.

North Village Project Analysis

The proposed project includes residential and commercial uses. The proposed project would produce up to 301 dwelling units, 11 dwelling units more than the 290 dwelling units evaluated in the NEAP EIR. Additionally, the project proposes to develop approximately 125,760 square feet of commercial use for hotel rooms and retail space, which is a reduction of 74,240 square feet from the 200,000 square feet of commercial space evaluated and disclosed in the NEAP EIR.

The project site fronts on U.S. 101 and Healdsburg Avenue, which are locally designated as scenic roadways. Consistent with the NEAP EIR, the proposed project would be subject to the 50-foot maximum building height established in the NEAP. The proposed project includes buildings of up to 50 feet that meet that standard. The NEAP further restricts development that fronts Healdsburg Avenue to a maximum height of 35 feet. Consistent with the NEAP, the proposed project includes development along Healdsburg Avenue with heights ranging between 22-35 feet. Development for the proposed project would follow NEAP design standards that would protect and minimize the impacts related to visual character and quality. Therefore, implementation of the proposed project would not introduce new impacts related to visual character or quality or create more severe impacts related to visual character or quality than those analyzed in the NEAP EIR. No additional analysis is required.

d) Summary of the NEAP EIR

The NEAP EIR concluded that the plan would introduce new sources of nighttime lighting and daytime glare. Nighttime lighting would be regulated through NEAP design standards and the City of Healdsburg's project-level design review process to minimize light impacts. The NEAP design standards to minimize nighttime light include compatibility with the rural context of the

surrounding area, shielded internal lighting to prevent leakage off-site or upward, limiting streetlights to what is necessary for public safety, and a height limitation for light fixtures of 12-20 feet. Furthermore, the City would review development proposals for consistency with design measures such as Healdsburg Municipal Code Section 20.24.015, which requires outdoor lighting fixtures to be shielded or positioned to direct light downward to minimize spillage onto adjacent properties. Daytime glare would be regulated through NEAP design standards that require development to be constructed with non-reflective materials like composition shingle and flat concrete tiles, as well as the use of muted exterior building colors, and the use of natural-looking materials like brick, wood siding, and stone masonry. In addition, the City would review project proposals and features for consistency with applicable land use regulated and standard to minimize glare. Thus, the NEAP EIR concluded that sources of nighttime light and daytime glare would be minimized to the maximum extent practical and impacts would be less than significant.

North Village Project Analysis

The proposed project includes development with a maximum height of 50 feet, and would utilize natural-looking, non-reflective exterior building materials, as directed by the NEAP development standards.

The proposed project would produce new sources of nighttime lighting and daytime glare, and would be regulated by the NEAP design standards for minimizing daytime glare and nighttime light sources. The proposed project would be consistent with the NEAP design standards, and would also be subject to the City's design review process as analyzed in the NEAP EIR. Therefore, implementation of the proposed project would not introduce new nighttime lighting or daytime glare impacts or create more severe nighttime lighting or daytime glare impacts than those analyzed in the NEAP EIR. No additional analysis is required.

Mitigation Measures

None.

Conclusion

The proposed project does not propose land use or zoning changes and would not change the type or extent of development allowed under the NEAP and analyzed in the NEAP EIR. Development of the proposed project would be in accordance with the densities, standards, and development guidelines permitted under the NEAP and analyzed in the NEAP EIR. The proposed project does not propose substantial visual changes beyond those analyzed in the NEAP EIR or require major revisions to the NEAP EIR. Therefore, the proposed project would not involve new significant aesthetic impacts or more severe aesthetic impacts than those previously identified and analyzed in the NEAP EIR. No additional analysis is required.

Environmental Issue Area	Conclusion in NEAP EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
II. Agricultural and Forest Resources					
<i>Would the project:</i>					
a) 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?	No impact.	No.	No.	No.	None.
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	No impact.	No.	No.	No.	None.
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	No impact.	No.	No.	No.	None.
d) Result in the loss of forest land or conversion of forest land to non-forest use?	No impact.	No.	No.	No.	None.
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-	No impact.	No.	No.	No.	None.

Environmental Issue Area	Conclusion in NEAP EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
agricultural use or conversion of forest land to non-forest use?					

Discussion

a) Summary of the NEAP EIR

The NEAP EIR determined that the California Department of Conservation Farmland Mapping and Monitoring Program mapped the plan area as “Urban and Built-Up,” which is a non-agricultural land use designation. Thus, the NEAP EIR concluded future development within the plan area would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agriculture use and no impact would occur.

North Village Project Analysis

The proposed project includes residential and commercial land uses within the boundaries of the NEAP area. Consistent with the NEAP EIR, the California Department of Conservation Farmland Mapping and Monitoring Program maps the project as “Urban and Built Land,” which is a non-agricultural land use. As a result, the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agriculture use. Therefore, implementation of the proposed project would not introduce new impacts or create more severe impacts related to the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses than those analyzed in the NEAP EIR. No additional analysis is required.

b) Summary of the NEAP EIR

The NEAP EIR identified that the parcels within the plan area were designated Mixed Use by the Healdsburg 2030 General Plan, which is a non-agricultural zoning designation and considered not suitable or appropriate for primary agriculture activities. Moreover, the land within the plan area is not in agricultural use, and therefore, not encumbered by the Williamson Act. The NEAP EIR concluded these conditions inhibit the possibility of conflicts with agricultural zoning or a Williamson Act contract and no impact would occur.

North Village Project Analysis

The proposed project site would be within the boundaries of the NEAP area and proposes to construct residential and commercial development consistent with what was analyzed in the NEAP EIR. As assessed in the NEAP EIR, the project site is designated mixed use, which is a non-agricultural zoning designation, and is considered inappropriate and unsuitable for primary

agricultural activities. Consistent with what was analyzed in the NEAP EIR, the land within the project site is not in agricultural use and, as a result, not impeded by a Williamson Act contract. These conditions prevent conflict with agriculture zoning or a Williamson Act contract. Therefore, implementation of the proposed project would not introduce new impacts or create more severe impacts related to conflict with zoning for agricultural use, or a Williamson Act contract than those analyzed in the NEAP EIR. No additional analysis is required.

c) Summary of the NEAP EIR

The NEAP EIR concluded that the plan area was designated Mixed Use, which is a non-forest designation, and does not contain forest or timberland. These conditions preclude the possibility of conflicts with forest or timberland zoning. Therefore, the NEAP EIR concluded no impact would occur.

North Village Project Analysis

The proposed project site is entirely within the NEAP area and is designated Mixed Use, which is a non-forest zoning designation, consistent with the NEAP EIR. Additionally, the project site does not contain forest or timberland. The existing conditions prevent the possibility of conflicts with forest or timberland. Therefore, implementation of the proposed project would not introduce new impacts or create more severe impacts related to conflict with forest or timberland zoning than those analyzed in the NEAP EIR. No additional analysis is required.

d) Summary of the NEAP EIR

The NEAP EIR concluded the plan area did not contain any forestland, which precludes the possibility of the loss of forestland, and no impact would occur.

North Village Project Analysis

The proposed project site does not contain any forestland. Consistent with the NEAP EIR, this condition precludes the possibility of the loss of forestland. Therefore, implementation of the proposed project would not introduce new impacts or create more severe impacts resulting in the loss of forestland or conversion of forestland to non-forest use than those analyzed in the NEAP EIR. No additional analysis is required.

e) Summary of the NEAP EIR

The NEAP EIR identified that the plan area does not contain, nor is located adjacent to, forestland. Although various farmlands are adjacent to the plan area, the NEAP would not result in the conversion of farmland to non-agriculture use or conversion of forestland to non-forest use. Therefore, impacts would be less than significant.

North Village Project Analysis

The proposed project site does not contain farmland or forestland and it is not located adjacent to forested land. The project site is encompassed by the NEAP area and, as stated in the NEAP EIR, an area to the northeast (across Healdsburg Avenue) and an area to the west (across U.S. 101) are mapped by the California Department of Conservation Farmland Mapping and Monitoring Program as farmlands. Although there are farmlands adjacent to the NEAP area, the project would not result in the conversion of existing farmland to non-agricultural use or the conversion of forestland to non-forest use. Therefore, implementation of the proposed project would not introduce new impacts or create more severe impacts than those analyzed in the NEAP EIR. No additional analysis is required.

Mitigation Measures

None.

Conclusion

The proposed project does not include land use or zoning changes and would not change the type or extent of development allowed under the NEAP and analyzed in the NEAP EIR. Development of the proposed project would be in accordance with the densities, standards, and development guidelines permitted under the NEAP and analyzed in the NEAP EIR. The proposed project does not propose substantial agricultural and forest resources changes beyond those analyzed in the NEAP EIR or require major revisions to the NEAP EIR. Therefore, the proposed project would not involve new significant agricultural and forest resources impacts or more severe agricultural and forest resource impacts than those previously identified and analyzed in the NEAP EIR. No additional analysis is required.

Environmental Issue Area	Conclusion in NEAP EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
III. Air Quality					
<p><i>Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.</i></p> <p><i>Would the project:</i></p>					
a) Conflict with or obstruct implementation of the applicable air quality plan?	No impact.	No.	No.	No.	None.
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard?	Less than significant.	No.	No.	No.	None.
c) Expose sensitive receptors to substantial pollutant concentrations?	Less than significant with mitigation.	No.	No.	No.	MM AIR-3 and MM HAZ-1
d) Result in other emissions (such as those leading to odors or) adversely affecting a substantial number of people?	No impact.	No.	No.	No.	None.

Discussion

Air quality impacts associated with the proposed project would be consistent with those identified in the NEAP EIR analysis. The NEAP EIR analysis identified one potential significant impact related to the above environmental issues from the standard environmental checklist categories provided in Appendix G of the CEQA Guidelines. As described below, impacts related to air quality would not substantially change as a result of the proposed revisions.

a) Summary of the NEAP EIR

As discussed in the Initial Study for the NEAP EIR, the Northern Sonoma County Air Pollution Control District (APCD) is not required to prepare or implement an air quality plan. Therefore, no impacts would occur with regard to potential conflicts with an applicable air quality plan.

North Village Project Analysis

The proposed project is on the same site as the project previously analyzed in the NEAP EIR. As the proposed project would also fall within the jurisdiction of the Northern Sonoma County APCD, no impacts would occur with regard to potential conflicts with an applicable air quality plan. Therefore, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the NEAP EIR. No additional analysis is required.

b) Summary of NEAP EIR

As mentioned in the NEAP EIR, the portion of the North Coast Air Basin within the Northern Sonoma County APCD's jurisdiction is an attainment area for all federal and State standards for criteria pollutants. Therefore, the project assessed whether it would result in a cumulatively considerable net increase in air quality impacts by determining whether regional emissions would exceed the appropriate Bay Area Air Quality Management District (BAAQMD) regional thresholds of significance by project level. The NEAP EIR analysis determined that construction emissions would not exceed the BAAQMD's thresholds of significance and would result in less than significant impacts. Future development within the NEAP EIR would be required to implement Best Management Practices (BMPs) per the Healdsburg 2030 General Plan Policy NR-28 in order to reduce construction-related fugitive dust emissions. The NEAP EIR analysis also determined that operational emissions would not exceed the BAAQMD's thresholds of significance and would result in a less than significant impact. The NEAP EIR concluded that, considering this information, the project would not result in cumulative impacts related to criteria pollutants and ozone precursors and this impact would be less than significant.

North Village Project Analysis

The proposed project is on the same site as the project previously analyzed in the NEAP EIR and contemplates similar uses. In addition, the overall footprint of the proposed project is similar to the previously approved project. The project is being constructed at a later date than what was assumed in the NEAP EIR. The construction schedule used in the NEAP EIR represents a worst-case analysis scenario for the proposed project because improvements in technology and more stringent regulatory requirements would result in lower emission factors for construction equipment as the construction/analysis year becomes further into the future. Therefore, construction impacts associated with the proposed project would be similar or less than the NEAP EIR construction analysis. As noted in the NEAP EIR, future development, such as the proposed project, would implement BMPs of the Healdsburg 2030 General Plan Policy

NR-28 to reduce fugitive dust. The proposed project would not result in construction-related cumulative impacts.

Project operational emissions are compared to the emissions analyzed in the project previously analyzed in the NEAP EIR below.

Table 2: Daily Operational Emissions Comparison (NEAP EIR vs. Proposed Project)

Emissions Source	Pounds per Day			
	ROG	NO _x	PM ₁₀	PM _{2.5}
NEAP EIR				
Area	19.71	2.92	0.35	0.35
Energy	0.28	2.49	0.19	0.19
Mobile	10.62	48.28	25.52	7.06
Total Operational Emissions	30.60	53.69	26.05	7.60
Proposed Project				
Area	13.97	3.58	0.42	0.42
Energy	0.25	2.22	0.17	0.17
Mobile	6.19	28.33	15.12	4.18
Total Operational Emissions	20.41	34.13	15.71	4.78
Net Change	-10.19	-19.56	-10.34	-2.82
Thresholds of Significance	54	54	82	54
Exceeds Significance Threshold?	No	No	No	No
Notes: ROG = reactive organic gases; NO _x = oxides of nitrogen PM ₁₀ = particulate matter 10 microns or less in diameter PM _{2.5} = particulate matter 2.5 microns or less in diameter The highest emissions occur during the summer modeling run for ROG. The highest emissions occur during the winter modeling run for NO _x , PM ₁₀ , and PM _{2.5} . Calculations use unrounded totals. Source: CalEEMod Output (see Appendix A). Source of Thresholds: BAAQMD 2017.				

As shown above in Table 2, the proposed project would result in lower emissions of each criteria air pollutant than the previous NEAP EIR and would individually not exceed the applicable BAAQMD Thresholds of Significance. Therefore, the operational cumulative impact related to criteria pollutants and ambient air quality would be less than significant. The proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the NEAP EIR. No additional analysis is required.

c) Summary of NEAP EIR

The NEAP EIR assessed whether the project would result in construction or operation-period impacts to sensitive receptors.

Construction impacts related to fugitive dust would be less than significant on the basis that future development would implement BMPs per Healdsburg 2030 General Plan Policy NR-28 to reduce fugitive dust emissions. The NEAP EIR identified a potentially significant impact related to asbestos and health risks and hazards during construction. The NEAP EIR concluded that, with implementation of MM HAZ-1, the plan would not expose sensitive receptors to substantial concentrations of asbestos. The NEAP EIR also recommends implementation of Mitigation Measure (MM) AIR-3 to reduce cancer risk and hazards impacts to less than significant levels.

The NEAP EIR concluded that ongoing operation of the plan would not result in impacts contributing to a carbon monoxide hotspot. The plan would locate new sensitive receptors that could be subject to existing sources of toxic air contaminant (TACs) in the plan area. Impacts from existing sources of TAC emissions on sensitive receptors on the plan area are not subject to CEQA and no further discussion is necessary. Based on the analysis, the NEAP EIR concluded that long-term operation impacts associated with exposure of sensitive receptors to substantial pollutant concentrations would be less than significant.

North Village Project Analysis

The proposed project is on the same site as the project previously analyzed in the NEAP and contemplates similar land uses. The overall footprint of the proposed project is similar to the previously analyzed project. As mentioned in Impact III(b) of this Addendum, construction impacts of the proposed project would be similar or less than the analysis presented in the NEAP EIR. The general location is not expected to change compared to those proposed in NEAP EIR and emissions are less than what was analyzed in the NEAP EIR. It follows that the fugitive dust-related construction impacts would be less than significant, with implementation of the BMPs in the Healdsburg 2030 General Plan Policy NR-28. Implementation of MM HAZ-1 would reduce construction impacts related to asbestos. Implementation of MM AIR-3 would reduce construction impacts to cancer risk and hazards. Similar to the NEAP EIR, project long-term operational impacts associated with exposure of sensitive receptors to substantial pollutant concentrations would be less than significant. Therefore, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the NEAP EIR. No additional analysis is required.

d) Summary of NEAP EIR

The Initial Study of the NEAP EIR concluded that the project would not create objectionable odors affecting a substantial number of people. No impacts would occur.

North Village Project Analysis

The proposed project is on the same site as the project previously analyzed in the NEAP EIR and contemplates the same land uses and the overall footprint of the proposed project is similar to the previously approved project. As such, the proposed project would not create objectionable odors affecting a substantial number of people. No impacts would occur.

Mitigation Measures

MM HAZ-1 The following requirement shall be imposed as a condition of approval prior to all development within the plan area: The Comstock property developer shall prepare a dust control plan that specifies measures to reduce fugitive dust emissions during construction. The developer shall also prepare an asbestos dust mitigation plan to be submitted to and approved by BAAQMD, in accordance with 17 CCR Section 93105 and 8 CCR Section 1529.

MM AIR-3 Prepare Construction Health Risk Assessment

Prior to occupancy of any residential components of the proposed plan that would occur while construction within or near the plan area is still underway, the applicant shall retain a qualified air quality consultant to prepare a construction health risk assessment (HRA) in accordance with the ARB and the Office of Environmental Health and Hazard Assessment requirements to determine the exposure of plan area residents to TACs. The HRA shall be submitted to the Planning Division for review and approval. If the HRA concludes that the air quality risks from ongoing or future construction activities would result in health risks for on-site receptors that are above BAAQMD recommended thresholds and in place at the time of the analysis (see Section.3 of the 2017 BAAQMD CEQA Guidelines), then additional measures, such as the requirement for construction equipment to meet certain tier engine standards for off-road equipment, shall be required for all subsequent phases of construction. Alternatively, this mitigation measure can be satisfied by delaying occupancy of any on-site residential components until construction of the entirety of the plan area is complete.

Conclusion

The proposed project does not propose land use or zoning changes and would not change the type or extent of development allowed under the NEAP and analyzed in the NEAP EIR. Applicable mitigation measures previously identified in the NEAP EIR will be required as set forth in the MMRP and no considerably different mitigation measures that may substantially reduce impacts have been identified or rejected. Development of the proposed project would be in accordance with the densities, standards, and development guidelines permitted under the NEAP and analyzed in the NEAP EIR. The proposed project does not propose substantial air quality changes beyond those analyzed in the NEAP EIR or require major revisions to the NEAP EIR. Therefore, the proposed project would not involve new significant or more severe air quality impacts than those previously identified and analyzed in the NEAP EIR. No additional analysis is required.

Environmental Issue Area	Conclusion in NEAP EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
IV. Biological Resources					
<i>Would the project:</i>					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Less than significant impact with mitigation incorporated.	No.	No.	No.	MM BIO-1
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Less than significant impact.	No.	No.	No.	None.
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Less than significant impact with mitigation incorporated.	No.	No.	No.	MM BIO-2
d) Interfere substantially with the movement of any native resident or migratory fish or	Less than significant impact.	No.	No.	No.	None.

Environmental Issue Area	Conclusion in NEAP EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?					
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Less than significant impact.	No.	No.	No.	None.
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	No impact.	No.	No.	No.	None.

Discussion

a) Summary of the NEAP EIR

As part of the NEAP EIR, a special-status wildlife habitat assessment report was prepared for the plan area in support of the 2004 regrading Initial Study. The report determined that most of the special-status species that inhabit the region are not expected in the plan area because of extensive habitat modification and fragmentation, high levels of human activity, and a lack of recent local recorded sightings. The NEAP EIR determined that intact habitats to the north and south could support special-status species, and that MM BIO-1 would reduce any potential impacts to a less than significant level.

North Village Project Analysis

The proposed project includes uses anticipated under the NEAP EIR and consistent with the Healdsburg 2030 General Plan and zoning designations. The proposed project would be within the same building envelope as analyzed in the NEAP EIR and would not disturb land outside of areas already considered for potential development. In addition, the proposed project would still be required to implement MM BIO-1, which requires pre-construction surveys and

protection of any active nests in order to further reduce potential impacts to migratory birds and nesting raptors. Therefore, implementation of the proposed project would not introduce new special-status species impacts or create more severe special-status species impacts than those analyzed in the NEAP EIR. No additional analysis is required.

b) Summary of the NEAP EIR

The NEAP EIR determined that implementation of federal, State, and local regulations and General Plan policies that are designed to protect riparian (Policy PS-D-2; Policy NR-B-1; Policy NR-B-3; and Policy NR-C-6), oak woodland (Policy LU-C-2; Policy NR-B-2; Policy NR-B-3; Policy NR-C-6; and Policy CD-A-7), wetlands (Policy NR-C-6), and other sensitive habitats (Policy LU-C-2; Policy NR-B-1; Policy NR-B-3; Policy NR-B-5; Policy NR-C-4; and Policy NR-C-6) would ensure that impacts related to these habitats or other sensitive communities are less than significant.

North Village Project Analysis

The proposed project would develop the same types of uses as anticipated in the NEAP EIR and buildout of the proposed project would occur within the same project boundaries as evaluated in the NEAP EIR. Similar to the NEAP EIR, impacts associated with riparian habitat or other sensitive natural communities would be reduced with implementation of federal, State, and local regulations. In addition, the proposed project would be subject to a master conditional use permit and design review, which includes a review for compliance with the NEAP and the Healdsburg 2030 General Plan policies referenced previously. Therefore, implementation of the proposed project would not introduce new riparian habitat or other sensitive natural community impacts or create more severe impacts than those analyzed in the NEAP EIR. No additional analysis is required.

c) Summary of the NEAP EIR

The NEAP EIR determined that construction activities could potentially result in a substantial adverse effect on federal- and State-protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means. However, the NEAP concluded that implementation of MM BIO-2 would reduce impacts to wetlands to a less than significant level.

North Village Project Analysis

The proposed project would develop the same types of uses as anticipated in the NEAP EIR and buildout of the proposed project would occur within the same project boundaries as evaluated in the NEAP EIR. As required in the MMRP for the NEAP EIR, the project would still implement MM BIO-2 in order to further reduce potential impacts to wetlands by conducting a wetland delineation of waters of United States and completing on-site mitigation and monitoring as needed. Therefore, implementation of the proposed project would not introduce new wetlands impacts or create more severe impacts than those analyzed in the NEAP EIR. No additional analysis is required.

d) Summary of the NEAP EIR

The NEAP EIR determined that the project site was previously graded, does not contain spawning habitat, and does not include native wildlife nursery sites or migratory wildlife corridors. The NEAP EIR concluded that conformance with federal, State, and Healdsburg 2030 General Plan policies that protect biological resources (Policy PS-D-2; Policy NR-2; Policy S-C-3) would reduce potential impacts to a less than significant level.

North Village Project Analysis

The proposed project would develop the same types of uses as anticipated in the NEAP EIR and buildout of the proposed project would occur within the same project boundaries as evaluated in the NEAP EIR. As a result, the project site does not contain spawning habitat or habitat quality that would support a native resident corridor, migratory wildlife corridor, or wildlife nursery site. Therefore, implementation of the proposed project would not introduce new wildlife corridor, migratory fish and wildlife, or native wildlife nursery site impacts or create more severe impacts than those analyzed in the NEAP EIR. No additional analysis is required.

e) Summary of the NEAP EIR

The NEAP EIR determined that the site had been previously graded and does not contain heritage trees or any types of habitat identified as biologically unique and of limited distribution, such as serpentine chaparral, serpentine grassland, or native grassland. As a result, the NEAP EIR concluded that impacts would be less than significant.

North Village Project Analysis

The proposed project would develop the same types of uses as anticipated in the NEAP EIR and buildout of the proposed project would occur within the same project boundaries as evaluated in the NEAP EIR. Although the project does not propose to remove trees, any tree removal would be required to comply with the applicable provisions of the Municipal Code, similar to the NEAP. Therefore, implementation of the proposed project would not introduce new impacts related to heritage tree or conflicts with local policies protecting biological resources impacts or create more severe impacts than those analyzed in the NEAP EIR. No additional analysis is required.

f) Summary of the NEAP EIR

The NEAP EIR determined that the plan area is not located in an area covered by an adopted habitat conservation plan. As a result, the NEAP EIR concluded that no impacts would occur.

North Village Project Analysis

The proposed project would develop the same types of uses as anticipated in the NEAP EIR and buildout of the proposed project would occur within the same project boundaries as evaluated in the NEAP EIR. As a result, the proposed project would not be located in an area covered by an

adopted habitat conservation plan. Therefore, implementation of the proposed project would not introduce new impacts associated with an adopted habitat conservation plan, natural community conservation plan, or other habitat conservation plan or create more severe impacts than those analyzed in the NEAP EIR. No additional analysis is required.

Mitigation Measures

MM BIO-1 Migratory Birds and Nesting Raptors

The following requirement shall be imposed as a condition of approval on all development within the proposed plan area: A pre-construction survey of the site shall be required in order to ensure that nesting raptors, loggerhead shrikes, and other nesting special-status birds are not nesting during project construction. Specifically, these measures shall include:

- If construction is proposed during the breeding/nesting season for local avian species (typically February 15 through August 31), a focused survey for active nests of migratory birds within and in the vicinity of the project plan shall be conducted by a qualified biologist. Two surveys will be conducted, at least one (1) week apart, with the second survey occurring no more than two (2) days prior to tree removal. If no active nests are found, tree removal or construction activities may proceed.
- If an active nest is located during pre-construction surveys, the United States Fish and Wildlife Service (USFWS) and/or the California Department of Fish and Wildlife (CDFW), as appropriate, shall be notified regarding the status of the nest. Furthermore, construction activities shall be restricted to avoid disturbance of the nest until it is abandoned or the biologist deems disturbance potential to be minimal. Restrictions may include establishment of exclusion zones or alteration of the construction schedule.

MM BIO-2 Federally Protected Wetlands

Prior to any specific project development approval or grading that may fill or otherwise encroach into potentially jurisdictional waters of the U.S., the project proponent shall conduct a delineation of waters of the U.S. to determine the extent of USACE, RWQCB, and CDFW potentially jurisdictional features that would be potentially impacted on-site. Any encroachment or fill in these USACE, RWQCB and/or CDFW jurisdictional areas shall not occur unless a Section 404/Section 401 permit or Waste Discharge Requirement and/or Streambed Alteration Agreement, respectively, are acquired and the project proponent replaces the lost value of the jurisdictional area to the satisfaction of the resources agencies issuing the permits to ensure a no-net loss. If proposed development will encroach upon or fill any jurisdictional wetland areas, the applicant shall do the following:

- Apply for a Section 404 permit from the USACE concurrently or after verification of the wetland delineation by the USACE. Any wetlands that would be lost or disturbed shall be replaced or rehabilitated on a “no net loss” basis in accordance with the USACE mitigation guidelines. On-site creation of wetland habitat may be preferred to off-site mitigation. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods agreeable to the USACE;
- Obtain a Section 401 water quality waiver of certification from the Regional Water Quality Control Board (RWQCB); and
- Obtain a Streambed Alteration Agreement with the CDFW.

If encroachment upon or fill of wetlands is proposed, as a condition of approval for all future development within the plan area, a mitigation plan shall be implemented that includes at least one of the following:

- Completion of an on-site Mitigation and Monitoring Plan that includes on-site creation/preservation of the wetlands and/or;
- Credits may be obtained at an approved mitigation bank.

Conclusion

The proposed project does not include land use or zoning changes and would not change the type or extent of development allowed under the NEAP and analyzed in the NEAP EIR. Applicable mitigation measures previously identified in the NEAP EIR will be required as set forth in the MMRP and no considerably different mitigation measures that may substantially reduce impacts have been identified or rejected. Development of the proposed project would be in accordance with the densities, standards, and development guidelines permitted under the NEAP and analyzed in the NEAP EIR. The proposed project does not propose substantial biological resource changes beyond those analyzed in the NEAP EIR or require major revisions to the NEAP EIR. Therefore, the proposed project would not involve new or more severe biological resource impacts than those previously identified and analyzed in the NEAP EIR. No additional analysis is required.

Environmental Issue Area	Conclusion in NEAP EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
V. Cultural and Tribal Cultural Resources					
<i>Would the project:</i>					
a) Cause a substantial adverse change in the significance of a historical resource as pursuant to Section 15064.5?	Less than significant impact with mitigation incorporated.	No.	No.	No.	MM CUL-1
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	Less than significant impact with mitigation incorporated.	No.	No.	No.	MM CUL-1
c) Disturb any human remains, including those interred outside of formal cemeteries?	Less than significant impact with mitigation incorporated.	No.	No.	No.	MM CUL-3
<i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>					
d) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	Less than significant impact with mitigation incorporated.	No.	No.	No.	MM CUL-1, MM CUL-3
e) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria	No impact.	No.	No.	No.	None.

Environmental Issue Area	Conclusion in NEAP EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.					

Discussion

Cultural Resources

a) Summary of the NEAP EIR

As described in the Initial Study prepared for the NEAP EIR, a cultural resources survey was conducted for the plan area in 2002, which consisted of archival research and a pedestrian survey of the plan area, both of which failed to identify any historic cultural resources within the plan area. An updated records search was requested from the Northwest Information Center (NWIC) on April 4, 2018. The records search determined that eight recorded historic cultural resources are within 0.5 mile of the project site but all resources are located outside the project boundaries. The NEAP EIR concluded that subsurface construction could damage or destroy undiscovered historic cultural resources but implementation of MM CUL-1 would reduce impacts to a less than significant level.

North Village Project Analysis

The proposed project would be within the same building envelope as analyzed in the NEAP EIR and would not disturb land outside of areas already considered for potential development. As a result, the project site would not impact known historical resources and implementation of the same MM CUL-1 would ensure any potential impacts to undiscovered historic resources would be less than significant. Therefore, implementation of the proposed project would not introduce new historical resource impacts or create more severe historical resources impacts than those analyzed in the NEAP EIR. No additional analysis is required.

b) Summary of the NEAP EIR

As described in the Initial Study prepared for the NEAP EIR, a cultural resources survey was conducted for the plan area in 2002, which consisted of archival research and a pedestrian survey of the plan area, both of which failed to identify any archeological cultural resources within the plan area. An updated records search was requested from the NWIC on April 4,

2018. The records search determined that eight recorded archeological cultural resources are within 0.5 mile of the project site but all resources are located outside the project boundaries. The NEAP EIR concluded that subsurface construction could damage or destroy undiscovered archeological cultural resources but implementation of MM CUL-1 would reduce impacts to a less than significant level.

North Village Project Analysis

The proposed project would be within the same building envelope as analyzed in the NEAP EIR and would not disturb land outside of areas already considered for potential development. As a result, the project site would not impact known archeological resources and implementation of the same MM CUL-1 would ensure any potential impacts to undiscovered archeological resources would be less than significant. Therefore, implementation of the proposed project would not introduce new archeological resource impacts or create more severe archeological resource impacts than those analyzed in the NEAP EIR. No additional analysis is required.

c) Summary of the NEAP EIR

The NEAP EIR determined that no human remains or cemeteries are known to exist within or near the plan area but subsurface construction activity could uncover previously undiscovered human remains. As a result, the NEAP EIR concluded that implementation of MM CUL-3 would ensure that impacts would be less than significant.

North Village Project Analysis

The proposed project would be within the same building envelope as analyzed in the NEAP EIR and would not disturb land outside of areas already considered for potential development. As a result, the project site would not impact known human remains or cemeteries and implementation of the same MM CUL-3 would ensure any potential impacts to undiscovered human remains and cemeteries would be less than significant. Therefore, implementation of the proposed project would not introduce new impacts or create more severe human remains or cemeteries impacts than those analyzed in the NEAP EIR. No additional analysis is required.

Tribal Cultural Resources

d) Summary of the NEAP EIR

As part of the NEAP EIR, FirstCarbon Solutions (FCS) staff conducted a review of the California Register of Historical Resources, local registers of historic resources, and a records search conducted at the NWIC, which failed to identify any listed Tribal Cultural Resources (TCRs) that may be adversely affected by the implementation of the NEAP. However, the NEAP EIR determined that potentially unknown TCRs could be uncovered during subsurface construction activity. The NEAP EIR concluded that implementation of MM CUL-1 and MM CUL-3 would reduce any potential impacts to undiscovered TCRs to a less than significant level.

North Village Project Analysis

The proposed project would be within the same building envelope as analyzed in the NEAP EIR and would not disturb land outside of areas already considered for potential development. As a result, the project site would not impact known TCRs and implementation of the same MM CUL-1 and MM CUL-3 would ensure any potential impacts to undiscovered TCRs would be less than significant. Therefore, implementation of the proposed project would not introduce new impacts or create more severe TCR impacts than those analyzed in the NEAP EIR. No additional analysis is required.

e) Summary of the NEAP EIR

As part of the NEAP EIR, tribal consultation efforts were conducted by the City of Healdsburg pursuant to Assembly Bill 52 (AB 52), which failed to identify significant TCRs meeting the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. The NEAP EIR concluded that no impact would occur.

North Village Project Analysis

The proposed project would be within the same building envelope as analyzed in the NEAP EIR and would not disturb land outside of areas already considered for potential development. As a result, the project site would not impact known TCRs and no impact would occur. Therefore, implementation of the proposed project would not introduce new impacts or create more severe TCR impacts than those analyzed in the NEAP EIR. No additional analysis is required.

Mitigation Measures

- MM CUL-1** The following requirement shall be imposed as a condition of approval on all future development within the plan area: In the event a potentially significant cultural resource is encountered during subsurface earthwork activities, all construction activities within a 100-foot radius of the find shall cease and workers should avoid altering the materials until a qualified archaeologist who meets the Secretary of Interior's Professional Qualification Standards for archaeology has evaluated the situation. The applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction activities shall be recorded on appropriate Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of CEQA criteria by a qualified archaeologist. Potentially significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. If the resource is determined to be significant under CEQA, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan that will capture those categories of data for which the site is significant in accordance with Section 15064.5 of the CEQA Guidelines. The archaeologist shall also perform appropriate technical

analyses, prepare a comprehensive report complete with methods, results, and recommendations, and provide for the permanent curation or repatriation of the recovered resources in cooperation with the designated Most Likely Descendant (MLD) as needed. The report shall be submitted to the City of Healdsburg, the Northwest Information Center, and the State Historic Preservation Office (SHPO), if required. The plan shall be approved by the City of Healdsburg for review and approval prior to implementation, and the applicant shall adhere to the recommendations in the plan.

MM CUL-3

The following requirement shall be imposed as a condition of approval on all future development within the plan area: In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and Section 5097.98 must be followed. If during the course of project development there is accidental discovery or recognition of any human remains, the following steps shall be taken:

1. There shall be no further excavation or disturbance within 100 feet of the remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the most likely descendant (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98.
2. Where the following conditions occur, the landowner or his or her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or within the plan area in a location not subject to further subsurface disturbance:
 - The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission.
 - The descendant identified fails to make a recommendation.
 - The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner.

Additionally, California Public Resources Code Section 15064.5 requires the following relative to Native American Remains:

- When an initial study identifies the existence of, or the probable likelihood of, Native American remains within a project, a lead agency shall work with the

appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code Section 5097.98. The applicant may develop a plan for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American Burials with the appropriate Native Americans as identified by the Native American Heritage Commission.

Conclusion

The proposed project does not include land use or zoning changes and would not change the type or extent of development allowed under the NEAP and analyzed in the NEAP EIR. Applicable mitigation measures previously identified in the NEAP EIR will be required as set forth in the MMRP and no considerably different mitigation measures that may substantially reduce impacts have been identified or rejected. Development of the proposed project would be in accordance with the densities, standards, and development guidelines permitted under the NEAP and analyzed in the NEAP EIR. The proposed project does not propose substantial cultural or tribal cultural resource changes beyond those analyzed in the NEAP EIR or require major revisions to the NEAP EIR. Therefore, the proposed project would not involve new significant or more severe cultural or tribal cultural resource impacts than those previously identified and analyzed in the NEAP EIR. No additional analysis is required.

Environmental Issue Area	Conclusion in NEAP EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
VI. Energy					
<i>Would the project:</i>					
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	Less than significant.	No.	No.	No.	None.
b) Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?	Not addressed.	No.	No.	No.	None.

Discussion

The NEAP EIR described the types of energy consumption that would be required during construction and concluded that construction-related energy impacts would be less than significant. The NEAP EIR noted that energy performance standards for Title 24, the California Building Standards Code, and policies set forth in the Healdsburg 2030 General Plan, such as Implementation Measure NR-14, would have an effect on energy conservation in the development of new structures and communities within the plan area. The NEAP EIR concluded that operational energy impacts would be less than significant.

Project Analysis and Conclusion

Construction

The proposed project is on the same site as the project previously analyzed in the NEAP EIR and contemplates similar land uses and the overall footprint of the proposed project is similar to the previously analyzed project. The project is being constructed at a later date than what was assumed in the NEAP EIR. The construction schedule used in the NEAP EIR represents a worst-case analysis scenario for the proposed project because improvements in technology and more stringent regulatory requirements would result in lower energy consumption for construction equipment as the analysis year increases. Therefore, construction impacts associated with the project would be similar or less than the NEAP EIR construction analysis. No additional analysis is required.

Operation

The operational phase of the proposed project would consume energy as part of building operations and transportation activities. Building operations for the proposed project would involve energy consumption for multiple purposes including, but not limited to, building heating and cooling, refrigeration, lighting, and electronics.

Based on the modeling output files used to estimate GHG emissions associated with the proposed project, building operations would consume approximately 2.9 million kilowatt hours of electricity per year and an estimated 84,808 therms of natural gas on an annual basis (inputs used to calculate values are described in more detail in Appendix A).

Operational energy would also be consumed during vehicle trips associated with the proposed project. Fuel consumption would be related to vehicle use by residents, employees and visitors associated with the proposed project. Based on the estimates contained in the CalEEMod output files, project-related vehicle trips would result in approximately 7.0 million vehicle miles traveled (VMTs), and consume an estimated 287,989 gallons of gasoline and diesel combined, on an annual basis (Modeling output files are included in Appendix A of this document). The project site is located approximately 1.5 miles southeast of U.S. 101 via the Lytton Springs interchange. As such, it would be in proximity to a regional route of travel. On-site shuttle services to downtown Healdsburg, Santa Rosa Regional Airport, and the Sonoma-Marín Area Rail Transit (SMART) station will be available to residents, employees, and guests. Additionally, there is one bus route located near the project site; the nearest bus stops are located on the Healdsburg Avenue frontage of the site where routes 60 and 60X run. The existing transportation facilities in the area would provide future residents, visitors, and employees associated with the proposed project with access to public transportation, thus further reducing fuel consumption demand. For these reasons, project operational transportation fuel consumption would not result in the use of large amounts of energy, or use of energy in a wasteful manner. The Healdsburg 2030 General Plan³ policies applicable to the proposed project include: Goals H-G, PS-C, and NR-E which encourage site design practices to reduce and conserve energy, specifically policy H-G-2, which requires that energy-efficiency performance in new housing meet or exceed State minimum standards. Furthermore, the proposed project's buildings would be designed and constructed in accordance with the State's Title 24 energy efficiency standards. These standards would help reduce the amount of energy required for lighting, water heating, and heating and air conditioning in buildings and promote energy conservation. As such, building and site designs would be reviewed, prior to approval of the proposed project. Therefore, operation of the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources and impacts are less than significant. This finding is consistent with the NEAP EIR.

³ City of Healdsburg. 2009. Healdsburg 2030 General Plan. July. Website: <https://www.ci.healdsburg.ca.us/354/General-Plan>. Accessed November 14, 2019.

b) Summary of NEAP EIR

The NEAP EIR determined that development under the proposed plan would comply with California regulations limiting equipment idling during construction. Additionally, the NEAP EIR determined that compliance with energy performance standards for Title 24, the California Building Standards Code, and policies set forth in the Healdsburg 2030 General Plan, such as Implementation Measure NR-14, would support energy conservation in the development of new structures and communities within the plan area.

Project Analysis and Conclusion**Construction**

During the construction phase, the proposed project would adhere to California Code of Regulations Title 13, Sections 2449(d)(3) and 2485, which limit idling from both on-road and off-road diesel-powered equipment. The proposed project would be required to comply with these regulations, which are enforced by the California Air Resources Board (ARB). Part 11, Chapter 5 of the State's Title 24 energy efficiency standards establish mandatory measures for non-residential buildings, including material conservation and efficiency. The proposed project would also be required to comply with these mandatory measures.

Operation

During the operational phase of the proposed project, the energy consumption for building operations and transportation activities would involve energy consumption for multiple purposes including, but not limited to, building heating and cooling, lighting, and electronics, as well as parking lot lighting. These standards include minimum energy efficiency requirements related to building envelopes, mechanical systems (e.g., HVAC and water heating systems), and indoor and outdoor lighting. These standards help reduce the amount of energy required for lighting, water heating, and heating and air conditioning in buildings and promote energy conservation.

New structures are required to comply with California Code of Regulations Title 24, Part 6, Energy Efficiency Standards, which are expected to increase in stringency over time. The proposed project would comply with the applicable Title 24 Energy Efficiency Standards in effect at the time building permits are received. As of January 1, 2020, photovoltaic systems are required for new homes. The standards also encourage demand responsive technologies including battery storage and heat pump water heaters and improvements to the building's thermal envelope through high performance attics, walls and windows to improve comfort and energy savings. Therefore, the operational energy consumption would not preclude implementation of the State of California's energy reduction efforts.⁴

The Healdsburg 2030 General Plan⁵ addresses energy conservation guidelines in the Housing Element and Natural Resources Element. Goals H-G and NR-E reinforce the California Building

⁴ California Energy Commission. 2019. Building Energy Efficiency Standards. Website: <https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2019-building-energy-efficiency>. Accessed May 6, 2019.

⁵ City of Healdsburg. 2009. Healdsburg 2030 General Plan. July. Website: <https://www.ci.healdsburg.ca.us/354/General-Plan>. Accessed November 20, 2019.

and Energy code to promote energy efficient building design. Building and site designs would be reviewed by the City of Healdsburg for energy impacts, prior to approval of the proposed project.

Housing Element

- **Goal H-G. Conservation of energy.** To promote energy conservation in residential development and reduce greenhouse gas emissions.
 - **H-G-2.** Require energy-efficiency performance in new housing that meets or exceeds minimum State standards.
 - **H-G-3.** Promote energy-efficient residential site development practices.

Natural Resources Element

- **Goal NR-E. Reduce greenhouse gas emissions and increase energy efficiency communitywide.**
 - **NR-E-6.** The City will comply with state climate protection goals and programs to the maximum extent allowed by the City’s jurisdictional authority.

In addition to the Healdsburg 2030 General Plan energy reduction policies, the State of California under Senate Bill 350 (SB 350) has adopted an Integrated Resources Plan to meet California greenhouse gas (GHG) emissions reduction goals, while balancing the need for reliable and affordable electric service to customers. Additionally, a Sustainability Reduction Plan for sustainable Electric and Water Initiatives identifies reduction accomplishments in 2015 and sets goals for 2020 and 2030 as a roadmap towards reducing emissions and fostering sustainable initiatives. The Sonoma County Regional Climate Action Plan⁶ identifies these standards and contains goals and measures that support the State-mandated Title 24 Energy Efficiency Standard, enforced locally by the City of Healdsburg through the building permit review and inspection process. The City of Healdsburg addresses measures to increasing energy efficiency and renewable energy in Goals 1 and 2 in Section 5.3 of the Sonoma County Regional Climate Action Plan. As noted in Section 6(c), the Healdsburg 2030 General Plan and Sonoma County Regional Climate Action Plan contain multiple voluntary measures supporting renewable energy and energy efficiency. The proposed project would not conflict with or obstruct any of these local voluntary measures.

The proposed project would be served by Healdsburg Electric Utility for electrical power and PG&E for natural gas. California’s Renewables Portfolio Standard (RPS) requires that 33 percent of electricity retail sales be served by renewable energy sources by 2020. Healdsburg’s Standard Rate power mix as of 2017 includes 39 percent large hydroelectric, 38 percent eligible renewable, 17 percent natural gas, and 6 percent unspecified sources of power. Healdsburg Electric Utility’s renewable energy resource mix is comprised of 37 percent geothermal and 1 percent eligible hydroelectric. Healdsburg Electric Utility also offers a Green Rate option for 100 percent renewable service comprised of 100 percent geothermal.⁷ Therefore, the proposed project would receive electricity from a utility company that would meet California’s

⁶ Sonoma County. 2016. Sonoma County Regional Climate Action Plan. July. Website: <https://rcpa.ca.gov/projects/climate-action-2020/>. Accessed November 20, 2019.

⁷ California Energy Commission (CEC). 2019. Power Content Label. Website: https://ww2.energy.ca.gov/pcl/power_content_label.html. Accessed January 29, 2020.

RPS requirements. As such, the proposed project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Operational energy impacts would be less than significant.

Mitigation Measures

None.

Conclusion

The proposed project does not include land use or zoning changes and would not change the type or extent of development allowed under the NEAP and analyzed in the NEAP EIR. Applicable mitigation measures previously identified in the NEAP EIR will be required as set forth in the MMRP and no considerably different mitigation measures that may substantially reduce impacts have been identified or rejected. Development of the proposed project would be in accordance with the densities, standards, and development guidelines permitted under the NEAP and analyzed in the NEAP EIR. Therefore, the proposed project would not involve new significant energy impacts.

Environmental Issue Area	Conclusion in NEAP EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
VII. Geology, Seismicity, and Soils					
<i>Would the project:</i>					
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	Less than significant impact.	No.	No.	No.	None.
ii) Strong seismic ground shaking?	Less than significant impact.	No.	No.	No.	None.
iii) Seismic-related ground failure, including liquefaction?	Less than significant impact.	No.	No.	No.	None.
iv) Landslides?	Less than significant impact.	No.	No.	No.	None.
b) Result in substantial soil erosion or the loss of topsoil?	Less than significant impact.	No.	No.	No.	None.
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Less than significant impact.	No.	No.	No.	None.

Environmental Issue Area	Conclusion in NEAP EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	Less than significant impact.	No.	No.	No.	None.
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	No impact.	No.	No.	No.	None.
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Less than significant impact with mitigation.	No.	No.	No.	Mitigation Measure CUL-2

Discussion

The NEAP EIR determined the plan area is in a seismically active region that includes major active fault systems capable of producing a maximum earthquake event of 6.9 (Richter Magnitude). In the NEAP area, there are two previously unidentified strike-slip faults that are associated with the Healdsburg Fault, which cross the northern and southern portions of the plan area. The central portion of the plan area may contain soils that are prone to liquefaction during or immediately following a seismic event. In addition, the plan area is generally flat with gentle topography. As discussed in the NEAP EIR, the City of Healdsburg would implement federal, State, and General Plan policies to minimize seismic hazards. Any development within the NEAP area would be subject to the pertinent federal, State, and General Plan policies that minimize seismic hazard risks as implemented by the City of Healdsburg. Therefore, the NEAP EIR concluded that impacts related to seismic hazards would be less than significant.

North Village Project Analysis

The proposed project would implement the same federal, State, and General Plan policies evaluated in the NEAP EIR to minimize seismic hazards risk. The proposed project does not

include any development in areas not previously contemplated in the NEAP EIR. This precludes the potential for new impacts associated with seismic hazards, beyond what was already evaluated and disclosed in NEAP EIR. Therefore, implementation of the proposed project would not introduce new impacts or create more severe impacts than those analyzed in the NEAP EIR. No additional analysis is required.

b) Summary of the NEAP EIR

The NEAP EIR determined that to minimize the potential risk of soil erosion and loss of topsoil during construction of new development in the plan area would be subject to mandatory compliance with California Building Standard Code requirements. Previous grading activities on a portion of the plan area included mass grading to improve sheet flow drainage, and to direct flow to on-site collection, retention, and a discharge drainage system that was constructed to minimize soil erosion and improve water quality. The plan area's relatively flat topography and the prior grading and drainage improvements would help to ensure the plan area would not experience significant erosion, sedimentation, or loss of topsoil through standard control practices. Therefore, the NEAP EIR concluded that impacts from erosion would be less than significant.

North Village Project Analysis

The proposed project includes an overall slight reduction in development by decreasing commercial buildout to 113,760 square feet from the original 200,000 square feet of commercial space evaluated in the NEAP EIR. Otherwise, development buildout and grading activities are similar to those evaluated in the NEAP EIR. The project does not propose development in areas not previously analyzed in the NEAP EIR, which precludes potential for new impacts associated with erosion, sedimentation, and loss of topsoil. Therefore, implementation of the proposed project would not introduce new impacts or create more severe impacts than those analyzed in the NEAP EIR. No additional analysis is required.

c) Summary of the NEAP EIR

The NEAP EIR determined that the plan area is located on a relatively stable geologic unit and covered in cohesive soil with a shallow bedrock. As discussed under Impact a), the NEAP EIR concluded that implementation of federal, State, and General Plan policies would minimize geologic hazard risks associated with unstable soil or seismic condition that could result in significant impacts related to lateral spreading, liquefaction, or landslides. Construction activities in the plan area would be subject to California Building Standards Code requirements to minimize soil erosion and further prevent unstable soil conditions. Since the plan area is relatively level there were no areas identified as previously experiencing landslides. Additionally, mass grading was previously completed in 2004 and grading associated with the NEAP would be minimal, consisting of minor cuts and fills for road improvements, parking areas, building pads, and on-site drainage. Therefore, the NEAP EIR determined that development in the plan area would not experience unstable soils conditions leading to

significant impacts associated with lateral spreading, liquefaction, or landslides and impacts would be less than significant.

North Village Project Analysis

The proposed project does not include development in areas beyond those assessed by the NEAP EIR. The proposed project would implement federal, State, and General Plan policies, which minimize risks associated with geologic hazards such as lateral spreading, liquefaction, and landslides. This precludes the potential for new impacts associated with unstable geologic units or soils. Therefore, implementation of the proposed project would not introduce new impacts or create more severe impacts than those analyzed in the NEAP EIR. No additional analysis is required.

d) Summary of the NEAP EIR

The NEAP EIR concludes that the plan area contains expansive soils with a medium to very high expansion potential. The geotechnical report for the plan area included recommendations for proposed development, which would be implemented prior to construction. Additionally, the City would review future development applications for consistency prior to issuance of building permits, which include structural design and other techniques to reduce impacts associated with expansive soils. As such, the NEAP would not expose people or structures to substantial adverse effects associated with expansive soils. Therefore, impacts were determined to be less than significant.

North Village Project Analysis

The proposed project does not include development in areas beyond those assessed in the NEAP EIR. This precludes the potential for new impacts associated with expansive soils, beyond what was already evaluated and disclosed in the NEAP EIR. Therefore, implementation of the proposed project would not introduce new impacts or create more severe impacts than those analyzed in the NEAP EIR. No additional analysis is required.

e) Summary of the NEAP EIR

The NEAP EIR determined that development within the plan area would be connected to a public sanitary sewer system maintained by the Municipal Utility Department, which services the entire City of Healdsburg. An existing 10-inch public sewer would be extended to the plan area; no septic tanks were proposed within the plan area. Therefore, the NEAP EIR concluded no impact would occur.

North Village Project Analysis

The proposed project does not include development outside of the plan area that was evaluated in the NEAP EIR. Development proposed by the project would connect to the public sanitary sewer system and does not propose septic or alternative systems. Therefore,

implementation of the proposed project would not introduce new impacts or create more severe impacts than those analyzed in the NEAP EIR. No additional analysis is required.

f) Summary of the NEAP EIR

The NEAP EIR concluded there are potential fossiliferous rocks and sediment layers within the plan area. Within Sonoma County, where the plan area is located, there are 27 vertebrate fossil localities, but thus far, no vertebrate fossils have been found within 10 miles of the plan area. The likelihood of encountering undiscovered paleontological resources during plan implementation is considered low since the plan previously underwent site grading and drainage improvements, so fill work was previously completed and no major mass earthwork grading is anticipated in the plan area. The potential for encountering undiscovered paleontological resources is considered low, but there is still a possibility that paleontological resources could be uncovered. The NEAP EIR concluded that implementation of MM CUL-2 would reduce potential impacts to a less than significant level.

North Village Project Analysis

The proposed project does not include development outside of the area previously evaluated in the NEAP EIR. The same conditions evaluated in the NEAP EIR are present for the proposed project. It is possible, even though it is unlikely, that the project's construction activities could uncover paleontological resources. Consistent with the NEAP EIR, implementation of MM CUL-2 would reduce the potential impacts to paleontological resources to less than significant. Therefore, implementation of the proposed project would not introduce new impacts or create more severe impacts than those analyzed in the NEAP EIR. No additional analysis is required.

Mitigation Measures

MM CUL-2 The following requirement shall be imposed as a condition of approval on all future development within the plan area: In the event that fossils or fossil-bearing deposits are discovered during construction activities, excavations within a 100-foot radius of the find shall be temporarily halted or diverted. The construction contractor shall notify a qualified paleontologist to examine the discovery. The applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The paleontologist shall document the discovery as needed in accordance with Society of Vertebrate Paleontology standards and assess the significance of the find under criteria set forth in CEQA Guidelines Section 15064.5. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction activities are allowed to resume at the location of the find. If the applicant determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of construction activities on the discovery. The plan shall be submitted to the City of Healdsburg for review and approval prior to implementation, and the applicant shall adhere to the recommendations in the plan.

Conclusion

The proposed project does not include land use or zoning changes and would not change the type or extent of development allowed under the NEAP and analyzed in the NEAP EIR. Applicable mitigation measures previously identified in the NEAP EIR will be required as set forth in the MMRP and no considerably different mitigation measures that may substantially reduce impacts have been identified or rejected. Development of the proposed project would be in accordance with the densities, standards, and development guidelines permitted under the NEAP and analyzed in the NEAP EIR. The proposed project does not propose substantial geological, seismic, or soils changes beyond those analyzed in the NEAP EIR or require major revisions to the NEAP EIR. Therefore, the proposed project would not involve new significant or more severe geology, seismicity, and soils impacts than those previously identified and analyzed in the NEAP EIR. No additional analysis is required.

Environmental Issue Area	Conclusion in NEAP EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
VIII. Greenhouse Gas Emissions					
<i>Would the project:</i>					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Less than significant with mitigation.	No.	No.	No.	MM GHG-1
b) Conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Less than significant with mitigation.	No.	No.	No.	MM GHG-1

Discussion

a) Summary of the NEAP EIR

The NEAP EIR considered the project’s generation of GHG emissions during both construction and operations of the project.

The Northern Sonoma County APCD has not adopted standards of significance for construction and operational GHG emissions and instead, suggests the use of the BAAQMD’s thresholds and mitigation measures. The BAAQMD does not presently provide a construction-related GHG generation threshold, but it does recommend that construction-generated GHGs be quantified and disclosed. The BAAQMD also recommends that lead agencies make a determination of the level of significance of construction-generated GHG emissions in relation to meeting AB 32 GHG emission reduction goals. The NEAP EIR disclosed that the project would generate approximately 1,627 metric ton (MT) carbon dioxide equivalent (CO₂e) over its 2-year construction duration, or amortized emissions of 54.2 MT CO₂e per year. The NEAP EIR also identified that the plan is consistent with the reduction goals of the ARB Scoping Plan and the Scoping Plan Update per SB 32 and would not significantly hinder or delay the State’s ability to meet the reduction targets contained in AB 32 and SB 32 or conflict with implementation of the Scoping Plan and Scoping Plan Update.

The BAAQMD’s efficiency threshold of 4.6 MT CO₂e per service population (employees plus residents) per year was utilized to determine significance for long-term operational impacts. The analysis provided in the NEAP EIR concluded that long-term operational impacts associated

with the generation of GHG emissions would be less than significant with implementation of MM GHG-1.

North Village Project Analysis

The proposed project is on the same site as the project previously analyzed in the NEAP EIR and contemplates similar land uses and the overall footprint of the proposed project is similar to the previously approved project. As indicated in Appendix A of the NEAP EIR, construction was assumed to begin in mid-2019 and conclude in June 2021. The project would be constructed at a later date than what was assumed in the NEAP EIR. The construction schedule used in the NEAP EIR represented a worst-case analysis scenario for the proposed project and improvements in technology and more stringent regulatory requirements would result in lower emission factors for construction equipment as the analysis year increases. Therefore, construction emissions would not increase as a result of a later construction analysis year. Considering this information, impacts associated with the generation of GHG emissions during construction of the proposed project would be roughly the same or less than the impacts disclosed in the NEAP EIR, and no new significant impacts would result from construction of the proposed project.

The proposed project is on the same site as the project previously analyzed in the NEAP EIR and contemplates similar land uses and the overall footprint of the proposed project is similar to the development area contemplated in the NEAP. The proposed project is estimated to accommodate 771 residents and 269 employees.^{8,9,10,11} A summary comparison of the operational GHG emissions is shown in Table 3. The proposed project would generate approximately 4,544 MT CO₂e per year with the addition of amortized construction emissions from the NEAP EIR.

Table 3: Operational GHG Emissions Comparison

GHG Emission Source	NEAP EIR Emissions (MT CO ₂ e per year)	Proposed Project Emissions (MT CO ₂ e per year)	Net Change in Emissions (MT CO ₂ e per year)
Area	130.0	159.1	29.1
Energy	507.0	1,115.4	608.4
Mobile (Vehicles)	4,539.2	3,034.7	(1,504.5)
Waste	122.3	116.1	(6.2)

⁸ The number of residents was calculated by multiplying 301 proposed dwelling units by 2.56 people per household, which was the average household size in 2010 according to the Healdsburg Housing Element 2015-2023.

⁹ City of Healdsburg. 2015. Healdsburg Housing Element 2015-2023. Website: <https://www.ci.healdsburg.ca.us/DocumentCenter/View/5437/Adopted-Housing-Element>. Accessed November 21, 2018.

¹⁰ Regional average employment densities from Table II-B of the Southern California Association of Governments (SCAG) Employment Density Study were used to calculate the number of employees for the proposed project. Thus, 1152 square feet per employee was assumed for the hotel land use, 857 square feet per employee was assumed for the strip mall land use, and 344 square feet per employee was assumed for the assisted living land use. The inverse of each of these employment densities was multiplied by the square feet of each land use (113,760 square feet, 12,000 square feet, and 53,790 square feet, respectively), and then the resulting number of employees for these three land uses was summed to get the total number of employees for the proposed project.

¹¹ Southern California Association of Governments (SCAG). 2001. Employment Density Study. Accessed November 21, 2018.

Table 3 (cont.): Operational GHG Emissions Comparison

GHG Emission Source	NEAP EIR Emissions (MT CO ₂ e per year)	Proposed Project Emissions (MT CO ₂ e per year)	Net Change in Emissions (MT CO ₂ e per year)
Water	76.2	64.8	(11.4)
<i>Total Operational</i>	<i>5,374.7</i>	<i>4,490.1</i>	<i>(884.6)</i>
Construction Emissions (Amortized over 30 Years)	54.2	54.2	—
<i>Total Emissions</i>	<i>5,428.9</i>	<i>4,544.3</i>	<i>(884.6)</i>
Additional Off-Model Mitigation Through the Implementation of GHG Emissions Reduction Measures (MM GHG-1)	(695.5)	—	—
<i>Total Project Operational Emissions with the Implementation of GHG Emissions Reduction Measures</i>	<i>4,733.4</i>	<i>—</i>	<i>—</i>
Service Population (Employees and Residents)	1,029	1,040	—
Annual Emissions Per Service Population	4.6	4.4	—
BAAQMD Threshold (MT CO₂e/Service Population/year)	4.6	4.6	—
Does project exceed threshold?	No	No	—
Notes: MT CO ₂ e = metric tons of carbon dioxide equivalent. Source of Emissions: CalEEMod Output (see Appendix A)			

As shown above in Table 3, the project’s long-term operational emissions, without mitigation, would be less than those analyzed in the NEAP EIR and would also not exceed the BAAQMD’s efficiency threshold of 4.6 MT CO₂e per service population per year. Therefore, the project satisfies the requirements of MM GHG-1 by demonstrating that the proposed development would meet the BAAQMD recommended threshold of significance for individual projects without requiring any additional GHG emissions reduction measures. Therefore, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the NEAP EIR. No additional analysis is required.

b) Summary of NEAP EIR

The NEAP EIR concluded that the project would not exceed the BAAQMD’s threshold of significance with implementation of MM GHG-1. Therefore, impacts associated with conflicts with any applicable plan, policy or regulation of an agency adopted for reducing the emissions of GHGs would be less than significant with implementation of MM GHG-1.

North Village Project Analysis

The BAAQMD thresholds of significance used to determine significance for the project's potential to generate GHG emissions in the NEAP EIR would remain applicable to the project. As shown in Impact 8(a), the proposed project's generation of GHG emissions during construction and operations would be less than the emissions projected in the NEAP EIR, and would not exceed the applicable thresholds of significance with implementation of MM GHG-1. Therefore, the proposed project would not substantially conflict with existing California legislation adopted to reduce Statewide GHG emissions. The proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the NEAP EIR. No additional analysis is required.

Mitigation Measures

MM GHG-1 Implement GHG Emissions Reduction Measures

Prior to the final discretionary approval for each development project in the plan area, each developer shall provide documentation to the City of Healdsburg demonstrating that the proposed development would meet the BAAQMD recommended threshold of significance for individual projects or would achieve additional GHG emissions reductions sufficient to meet the recommended threshold through a combination of one or more of the following measures and/or other comparable measures approved by the City:

- Commit to 100 percent renewable energy use through a combination of use of on-site renewable energy and Healdsburg Electric's "Green Rate" program.
- Install on-site solar panels to generate electricity for on-site electricity consumption.
- Provide documentation how a ride-sharing program or other transportation demand management program for hotel, office, and retail employees would be implemented starting no later than 60 days after operations begin. Use of electric vehicles for ride-share program would further reduce GHG emissions.
- Install electric vehicle charging stations at workplaces and multi-family residences to promote the use of electric vehicles.
- Use heat-pumps (rather than natural gas) for heating of residential and commercial spaces.
- Purchase voluntary carbon credits from a verified GHG emissions credit broker in an amount sufficient to offset operational GHG emissions that exceed the recommended significance threshold over the lifetime of the proposed development (or a reduced amount estimated based on implementation of other measures listed above). Copies of the contract(s) shall be provided to the City.

Conclusion

The proposed project does not include land use or zoning changes and would not change the type or extent of development allowed under the NEAP and analyzed in the NEAP EIR. Applicable mitigation measures previously identified in the NEAP EIR will be required as set forth in the MMRP and no considerably different mitigation measures that may substantially reduce impacts have been identified or rejected. Development of the proposed project would be in accordance with the densities, standards, and development guidelines permitted under the NEAP and analyzed in the NEAP EIR. The proposed project does not propose substantial GHG emissions changes beyond those analyzed in the NEAP EIR or require major revisions to the NEAP EIR. Therefore, the proposed project would not involve new significant or more severe GHG emission impacts than those previously identified and analyzed in the NEAP EIR. No additional analysis is required.

Environmental Issue Area	Conclusion in NEAP EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
IX. Hazards and Hazardous Materials					
<i>Would the project:</i>					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Less than significant impact.	No.	No.	No.	None.
b) 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?	Less than significant with mitigation.	No.	No.	No.	MM HAZ-1
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	No impact.	No.	No.	No.	None.
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Less than significant impact.	No.	No.	No.	None.
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the	Less than significant impact.	No.	No.	No.	None.

Environmental Issue Area	Conclusion in NEAP EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
project result in a safety hazard or excessive noise for people residing or working in the project area?					
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Less than significant with mitigation.	No.	No.	None.	MM HAZ-2
g) Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	Less than significant with mitigation.	No.	No.	None.	MM HAZ-2

Discussion

a) Summary of the NEAP EIR

The NEAP EIR determined the residential and commercial land uses proposed in the NEAP did not typically involve regular use, storage, transport, or disposal of significant amounts of hazardous materials. Given the NEAP’s proposed land uses, the use of acutely hazardous materials of any quantity that would have potential to result in releases that could potentially expose substantial numbers of people or the environment to harm were considered minimal. Construction and operation would involve minor routine transport and handling of hazardous substances such as diesel fuels, lubricants, solvent, asphalt, pesticides, and fertilizers, which could result in the exposure of workers to hazardous materials. However, the NEAP EIR concluded that, with compliance with applicable federal, State, and local laws pertaining to the safe handling and transport of hazardous materials, project construction and operation would not create a significant hazard to the public or the environment. Federal and State regulations would ensure proper training and established programs for hazardous material handling, tracking, cleanup and remediation, and emergency plans and accessibility are compliant. Furthermore, Healdsburg 2030 General Plan Policies S-H-1 and S-H-2 regulate the production and use, storage, and transport of hazardous materials within the City of Healdsburg by ensuring new developments provide for reasonable controls and protect current and new

development from existing hazardous waste. Therefore, the NEAP EIR concluded impacts would be less than significant.

North Village Project Analysis

Consistent with the NEAP EIR, the proposed project includes development of residential and commercial land uses, which will not include the use of acutely hazardous materials. Construction and operation activities would involve minor routine transport and handling of hazardous substances such as diesel fuels, lubricants, solvent, asphalt, pesticides, and fertilizers, which could result in the exposure of workers to hazardous materials. Applicable federal, State, and local laws and regulations would ensure programs and procedure for handling, transporting, disposal, cleanup, and remediation of hazardous materials are in place and followed. The proposed project would not introduce changes to the amount of exposure of hazardous materials during routine transport, use, or disposal beyond those analyzed in the NEAP EIR. Therefore, implementation of the proposed project would not introduce new impacts or create more severe impacts related to the routine transport, use, or disposal of hazardous materials than those analyzed in the NEAP EIR. No additional analysis is required.

b) Summary of the NEAP EIR

The NEAP EIR determined that the proposed commercial and residential land uses would not involve the transport or use of acutely hazardous materials. Although minor hazardous materials such as cleaning solvents, diesel, gasoline, greaser/degreasers, mechanical fluids, and oil would be used, the NEAP EIR found that risk of upset and hazardous material release would not be increased.

The NEAP EIR evaluated the project site for asbestos-containing materials and determined that while the western portion of the NEAP area contained an isolated portion of weathered serpentine without visually noticeable asbestos-form minerals, it is likely that some asbestos exists in this rock type. The plan area previously underwent site drainage improvements and site grading improvements, including replacing on-site soils with engineered fill and further grading activities. Although regulations and procedures are in place to minimize asbestos exposure during construction, construction workers and nearby residents could be exposed to dust from asbestos rock and soil during construction of foundation excavations or pipeline trenching. To minimize asbestos dust exposure, MM HAZ-1 would be implemented to require the developer to establish and follow an asbestos dust mitigation plan during construction activities. The NEAP EIR concluded that with implementation of MM HAZ-1, impacts would be less than significant.

North Village Project Analysis

The proposed project includes residential and commercial land uses consistent with those that were evaluated in the NEAP EIR. Risk of upset or accidental exposure from hazardous materials would still be minimal as low-risk hazardous materials proposed in the North Village Project include cleaning solvents, diesel, gasoline, greaser/degreasers, mechanical fluids, and oil. The

project site still contains serpentine rock that may contain asbestos deposits and excavation activities could expose and create asbestos dust. Consistent with the NEAP EIR, MM HAZ-1 would be implemented to require the developer to establish a plan and procedure to mitigate asbestos dust exposure. Therefore, implementation of the proposed project would not introduce new risks of upset or accidental exposure of hazardous materials impacts or create more severe risks of upset or accidental exposure of hazardous materials impacts than those analyzed in the NEAP EIR. No additional analysis is required.

c) Summary of the NEAP EIR

The NEAP EIR concludes the plan area is located approximately 1.5 miles north of Healdsburg High School, the closest school to the NEAP area. Buildout under the NEAP EIR could include senior community living with medical services, which may emit hazardous emissions or handle limited quantities of hazardous materials, and such handling would be consistent with applicable regulations. The emission or handling of acutely hazardous materials of any quantity at such a distance from a school precludes the possibility of a school becoming exposed to hazardous emissions or materials. Therefore, the NEAP EIR determined no impact would occur.

North Village Project Analysis

The proposed project includes land uses consistent with what was considered under the NEAP EIR. The project site is approximately 1.5 miles from the nearest school. The proposed on-site medical services may emit hazardous emissions or handle quantities of hazardous materials in limited amounts and consistent with applicable regulations; however, the distance to the nearest school precludes the possibility of a school being exposed to hazardous emissions or materials. Therefore, implementation of the proposed project would not introduce new impacts or create more severe impacts than those analyzed in the NEAP EIR. No additional analysis is required.

d) Summary of the NEAP EIR

The NEAP EIR indicated that a lumberyard and mill previously occupied the plan area. The plan area is indicated as a cleanup site by State Water Resources Control Board (State Water Board) GeoTracker and cleanup activities were finished in April 1996. The plan area was not listed on any other database searches of compiled hazardous material sites. The NEAP EIR concluded that impacts from a known hazard site would be less than significant.

North Village Project Analysis

The proposed project is in an area previously contemplated for development in the NEAP EIR. As a result, the proposed project would not be constructed on an area listed as a hazardous materials site not already evaluated in the NEAP EIR. Therefore, implementation of the proposed project would not introduce new impacts or create more severe impacts than those analyzed in the NEAP EIR. No additional analysis is required.

e) Summary of the NEAP EIR

The NEAP EIR indicated that the plan area is located approximately 1.2 miles southwest of the Healdsburg Municipal Airport. The plan area is included in the Comprehensive Airport Land Use Plan (CALUP) for Sonoma County and is located outside a referral area boundary and other county airport zones. Referral to the Sonoma County Airport Land Use Commission is not required. The plan did not propose changes to land use designations for the property. Therefore, the NEAP EIR concluded development would not expose people residing and working with the plan area to a safety hazard regarding operation of a public airport and impacts would be less than significant.

North Village Project Analysis

The proposed project does not include any development in areas not previously contemplated by the NEAP EIR. As described in the NEAP EIR, the closest airport to the planning area is Healdsburg Municipal Airport located 1.2 miles to the southwest, which is within the plan area of the CALUP, but does not fall within a county airport zone or a referral boundary area. Therefore, referral to the Sonoma County Airport Land Use Commission is not required. Development of the proposed project would not expose people residing and working within the project vicinity to a safety hazard regarding operation of a public airport. Therefore, implementation of the proposed project would not introduce new impacts or create more severe impacts than those analyzed in the NEAP EIR. No additional analysis is required.

f) Summary of the NEAP EIR

The NEAP EIR indicated that the City of Healdsburg and Sonoma County do not have adopted emergency response plans. The NEAP included roadway improvements primarily to Healdsburg Avenue, a designated arterial street, which would ease access entering, exiting, and navigating through the plan area. The project would not include roadway modifications, such as lane narrowing or permanent road closures, that would impair or interfere with emergency response or evacuation. The plan area has a single access across a railway, which, given the proposed size of the development and potential need for plan area evacuation in the case of wildfires or other emergencies, poses a potentially significant impact due to a lack of a secondary emergency vehicle access. Implementation of MM HAZ-2 would ensure that a secondary emergency vehicle access road is provided for the plan area to minimize delaying emergency response times. Therefore, the NEAP EIR concluded that with implementation of MM HAZ-2, impacts would be less than significant.

North Village Project Analysis

The proposed project includes two access points to the project site. The first is the main entrance from Healdsburg Avenue, which crosses a designated railway. Compliant with MM HAZ-2 in the NEAP EIR, a secondary emergency vehicle access point to the project site would be constructed from Healdsburg Avenue near the northeast corner of the project site, which would minimize potential delay for emergency response. Therefore, implementation of the

proposed project would not introduce new impacts or create more severe impacts than those analyzed in the NEAP EIR. No additional analysis is required.

g) Summary of the NEAP EIR

The NEAP EIR determined that the plan area is at moderate risk of wildland fires. Wildland fire risk would be minimized with the implementation of General Plan Policies S-D-1 through S-D-5, which would ensure that development reflects appropriate design and building materials. Implementation of MM HAZ-2 would create alternate access points for emergency vehicles, thereby improving emergency response times. The NEAP EIR concluded that with implementation of MM HAZ-2, impacts would be less than significant.

North Village Project Analysis

The proposed project includes a secondary access route near the northeast corner of the project site from Healdsburg Avenue, which would improve emergency service accessibility to the project site. Consistent with the NEAP EIR, the proposed project would be required to implement MM HAZ-2 to increase emergency vehicle access to the project site, lowering the risk of loss, death, or injury because of wildfire. Therefore, implementation of the proposed project would not introduce new impacts or create more severe impacts than those analyzed in the NEAP EIR. No additional analysis is required.

Mitigation Measures

- MM HAZ-1** The following requirement shall be imposed as a condition of approval prior to all development within the plan area: The Comstock property developer shall prepare a dust control plan that specifies measures to reduce fugitive dust emissions during construction. The developer shall also prepare an asbestos dust mitigation plan to be submitted to and approved by BAAQMD, in accordance with 17 CCR Section 93105 and 8 CCR Section 1529.
- MM HAZ-2** The following requirement shall be imposed as a condition of approval prior to or concurrent with all development within the plan area: The Comstock property developer shall provide a secondary emergency vehicle access point to facilitate more orderly and efficient levels of development and minimize delaying emergency response times. Potential location options for secondary emergency access include, but are not limited to, a second railroad crossing over the NCRA railway north of the main entrance or a new route south of the plan area through the vacant parcel owned by SIMI Winer, Inc. (APN 091-060-032) and into the plan area. If secondary emergency access is not provided to satisfy fire safety standards, development on the Comstock property will be limited to the extent allowed under applicable fire safety regulations, codes, and ordinances.

Conclusion

The proposed project does not include land use or zoning changes and would not change the type or extent of development allowed under the NEAP and analyzed in the NEAP EIR. Applicable mitigation measures previously identified in the NEAP EIR will be required as set forth in the MMRP and no considerably different mitigation measures that may substantially reduce impacts have been identified or rejected. Development of the proposed project would be in accordance with the densities, standards, and development guidelines permitted under the NEAP and analyzed in the NEAP EIR. The proposed project does not propose substantial hazards changes beyond those analyzed in the NEAP EIR or require major revisions to the NEAP EIR. Therefore, the proposed project would not involve new significant or more severe hazards or hazardous materials impacts than those previously identified and analyzed in the NEAP EIR. No additional analysis is required.

Environmental Issue Area	Conclusion in NEAP EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
X. Hydrology and Water Quality					
<i>Would the project:</i>					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	Less than significant impact.	No.	No.	No.	None.
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Less than significant impact.	No.	No.	No.	None.
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:					
(i) result in substantial erosion or siltation on- or off-site;	Less than significant impact.	No.	No.	No.	None.
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	Less than significant impact.	No.	No.	No.	None.
(iii) 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; or	Less than significant impact.	No.	No.	No.	None.

Environmental Issue Area	Conclusion in NEAP EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
(iv) impede or redirect flood flows?	No impact.	No.	No.	No.	None.
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	Less than significant impact.	No.	No.	No.	None.
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	This checklist question was not previously evaluated in the NEAP EIR.	No.	No.	No.	None.

Discussion

a) Summary of the NEAP EIR

The NEAP EIR determined that development of the plan area would result in minor grading and trenching activities as mass grading activities were previously completed in 2004. Future grading and excavation activities could result in temporary impacts to surface water and groundwater quality caused by surface runoff that contains sediments that may then enter nearby waterways and groundwater aquifers. Development within the plan area that disturbs more than 1 acre of soil would be required to be compliance with the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. The City of Healdsburg Ordinance No. 1091 requires that development plans that require design review, building permits, and/or grading permits must prepare a Storm Water Pollution Prevention Plan (SWPPP). Since development within the NEAP area would require design review, building permits, and grading permits, a SWPPP would be required. Implementation of a SWPPP would ensure that construction measures are implemented to prevent stormwater pollutants from further degrading surface or groundwater quality or violate standards established by the North Coast RWQCB. The NEAP EIR determined that development within the plan area would be required to meet post-construction stormwater treatment standard and prepare a Standard Urban Stormwater Mitigation Plan (SUSMP) in compliance with RWQCB requirements. The City’s Standard Storm Water Management Plan Guidelines require projects to incorporate BMPs into project designs. Incorporation of BMPs, such as rain gardens and vegetated swales, into project design would ensure that pollutants would be retained on-site and would not further degrade surface or ground water quality. Therefore, the NEAP EIR concluded that with implementation of a SWPPP, SUSMP, and BMPs, proposed development and future

development would not violate RWQCB standards or result in significant construction-related or operation-related water quality impacts and impacts would be less than significant.

North Village Project Analysis

The proposed project includes a Stormwater LID Plan, which includes BMPs, a SWPPP, and a SUSMP that is incorporated into the project site plan. Consistent with the NEAP EIR, the proposed North Village Project's SWPPP and site plan indicate that interceptor trees would be planted along the private drive and the parking lots to capture stormwater runoff from large areas of impervious surface. Stormwater runoff from project rooftops will be disconnected from storm drain inlets and directed across landscaped areas, to bioretention basins located in large open areas throughout the project site, and to planter bioretention basins that would be located roadside and along sidewalks/walking paths. The SUSMP and project site plan indicate that any excess stormwater volume would be directed to the existing drainage detention/stormwater treatment pond. Trash would be removed from the storm drain system using Contech Hydrodynamic Separators or similar technology. Consistent with the NEAP EIR, the project Stormwater LID Plan is compliant with federal, State, and local regulations and all Stormwater LID Plan BMPs and measures would be incorporated into the project site plan. Therefore, implementation of the proposed project would not introduce new surface and groundwater quality impacts or create more severe impacts than those analyzed in the NEAP EIR. No additional analysis is required.

b) Summary of the NEAP EIR

The NEAP EIR determined the City of Healdsburg would provide potable water service to the plan area, which it obtains from well fields located along the Russian River and Dry Creek. According to the 2015 Urban Water Management Plan, the City does not use groundwater supplies for municipal water sources. Therefore, the NEAP EIR concluded that development of the plan area would not significantly decrease groundwater supplies or interfere with groundwater recharge and impacts would be less than significant.

North Village Project Analysis

The proposed project includes development that would receive potable water service from the City of Healdsburg. As previously stated in the NEAP EIR, the City of Healdsburg does not use groundwater supplies as a municipal water source. The City of Healdsburg's municipal water is supplied by well fields located along the Russian River and Dry Creek. Therefore, implementation of the proposed project would not introduce new groundwater supply or recharge impacts or create more severe impacts than those analyzed in the NEAP EIR. No additional analysis is required.

c) Summary of the NEAP EIR

The NEAP EIR concluded that no alterations to streams or rivers would occur. Alterations to drainage patterns would not result in substantial erosion or siltation on or off-site, result in a substantial increase in the rate or amount of stormwater and flooding, contribute to runoff or

deficient downstream storm drainage facilities, or impede or redirect flood flows. Consistent with the NEAP EIR, the project would be required to develop a Stormwater LID Plan, SWPPP, and SUSMP to implement BMPs that comply with RWQCB and City stormwater regulations. Run-off would be directed towards landscaped areas and bioretention basins for filtration, and excess runoff volumes would be directed towards an existing drainage retention pond. The NEAP EIR determined that future projects would be required to install a storm drain system compliant with RWQCB and City regulations that would collect runoff and discharge it to an off-site public system. The NEAP EIR concluded that compliance with NPDES permit conditions and City regulations would mitigate the effects of increased impervious surfaces. Therefore, the NEAP EIR determined that implementation of a Stormwater LID Plan, SWPPP, and SUSMP would ensure impacts of erosion, siltation, flooding, stormwater volume, and deficient drainage facilities would be less than significant.

North Village Project Analysis

The proposed project includes a Stormwater LID Plan that outlines BMPs and would also prepare and implement a SWPPP and SUSMP for the project area to reduce erosion, siltation, flooding, and stormwater volume. Similar to what was analyzed in the NEAP EIR, the proposed project would not alter streams or rivers. Consistent with the NEAP EIR, the project site plan indicates locations of proposed bioretention basins, interceptor trees, and landscape areas for filtration/infiltration, which would be compliant with RWQCB and City regulations. Therefore, implementation of the proposed project would not introduce new impacts or create more severe impacts than those analyzed in the NEAP EIR. No additional analysis is required.

d) Summary of the NEAP EIR

The NEAP EIR determined the plan area is not susceptible to the effects of seiche, tsunami, or mudflows because the plan area is not located near a large open body of water, not located near the Pacific Ocean, and the topography is relatively flat, so potential for mudflow is minimal. Therefore, the NEAP EIR concluded impacts related to seiche, tsunami, or mudflow are less than significant.

The plan area is not within a 100-year flood zone, but the City of Healdsburg is located along the Russian River and Dry Creek, which are connected to dam systems used for water supply and flood control purposes. The nearby Warm Springs Dam, if it were to fail, could inundate most of the City of Healdsburg, up to an elevation of 230 feet. The plan area is located below 230 feet and is at risk for flooding because of dam failure. Implementation of Healdsburg 2030 General Plan Measures S-4 and S-5 would guarantee that City emergency operations and plans are adequately prepared and periodically updated to minimize risk associated with dam failure flooding. Therefore, the NEAP EIR concluded impacts related to dam failure flooding would be less than significant.

North Village Project Analysis

The proposed project does not propose development in areas not previously considered in the NEAP EIR. This precludes the potential for new impacts associated with seiche, tsunami, mudflow, or flooding. Therefore, implementation of the proposed project would not introduce new impacts or create more severe impacts than those analyzed in the NEAP EIR. No additional analysis is required.

e) Summary of the NEAP EIR

The NEAP EIR did not evaluate whether the plan would result in impacts that would conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

North Village Project Analysis

The proposed project would incorporate BMPs from the required Stormwater LID Plan, SWPPP, and SUSMP. These standard measures would ensure, to the maximum extent practicable, that the proposed project would not result in pollutants entering groundwater. The Healdsburg 2015 Urban Water Management Plan indicates that the City of Healdsburg is located in the northern portion of the Santa Rosa Valley Basin. The City does not currently pump from a groundwater basin or aquifer. The Healdsburg 2015 Urban Water Management Plan outlines a Water Shortage Contingency Plan and Demand Management Measures, which ensure adequate groundwater supplies and water quality control. The City would review the project plan for consistency and compliance with RWQCB and City standards regarding water quality control and groundwater management. Therefore, impacts would be less than significant.

Mitigation Measures

None.

Conclusion

The proposed project does not include land use or zoning changes and would not change the type or extent of development allowed under the NEAP and analyzed in the NEAP EIR. Development of the proposed project would be in accordance with the densities, standards, and development guidelines permitted under the NEAP and analyzed in the NEAP EIR. The proposed project does not propose substantial development or land use changes beyond those analyzed in the NEAP EIR or require major revisions to the NEAP EIR. Therefore, the proposed project would not involve new significant or more severe hydrology and water quality impacts than those previously identified and analyzed in the NEAP EIR. No additional analysis is required.

Environmental Issue Area	Conclusion in NEAP EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
XI. Land Use and Planning					
<i>Would the project:</i>					
a) Physically divide an established community?	Less than significant impact.	No.	No.	No.	None.
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	Less than significant impact.	No.	No.	No.	None.

Discussion

a) Summary of the NEAP EIR

The NEAP EIR determined the proposed development plan and plan area was consistent with the General Plan guidelines and policies, and thus consistent with City land use regulations. The plan area is designated and zoned as Mixed-Use, and the City would review future development projects to ensure they are Mixed-Use compatible and consistent with the intent of the NEAP. As such, the NEAP EIR concluded that buildout proposed in the NEAP would not physically divide an established community and impacts would be less than significant.

North Village Project Analysis

As described in the Project Description, the proposed project includes residential, commercial, and outdoor uses that would be compliant with the Mixed-Use land designation and zoning established for the NEAP. Therefore, implementation of the proposed project would not introduce new impacts or create more severe impacts that would divide an established community than those analyzed in the NEAP EIR. No additional analysis is required.

b) Summary of the NEAP EIR

The NEAP proposed development such as a senior living community, residential apartments, a hotel, offices, and restaurants. Development within the plan area must comply with applicable Healdsburg 2030 General Plan policies, land use regulation, and the City would review for project compliance prior approval of construction permits. The NEAP EIR concluded that development under the NEAP would not conflict with any land use plans, policies, or regulations that were

adopted for the purpose of avoiding or mitigating an environmental effect and impacts would be less than significant.

North Village Project Analysis

The proposed project includes a lesser amount of commercial development than was assessed in the NEAP EIR. This reduction would still be in compliance with the site's Mixed-Use land designation and zoning, and would not meaningfully deviate from the land uses contemplated in the NEAP EIR. Consistent with NEAP EIR, the proposed project would not conflict with applicable land use plans, policies, or regulations that were adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, implementation of the proposed project would not introduce new impacts or create more severe impacts than those analyzed in the NEAP EIR. No additional analysis is required.

Mitigation Measures

None.

Conclusion

The proposed project does not include land use or zoning changes and would not change the type or extent of development allowed under the NEAP and analyzed in the NEAP EIR. Development of the proposed project would be in accordance with the densities, standards, and development guidelines permitted under the NEAP and analyzed in the NEAP EIR. The proposed project does not propose substantial land use or development changes beyond those analyzed in the NEAP EIR or require major revisions to the NEAP EIR. Therefore, the proposed project would not involve new significant or more severe land use and planning impacts than those previously identified and analyzed in the NEAP EIR. No additional analysis is required.

Environmental Issue Area	Conclusion in NEAP EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
XII. Mineral Resources					
<i>Would the project:</i>					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	No impact.	No.	No.	No.	None.
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	No impact.	No.	No.	No.	None.

Discussion

a) Summary of the NEAP EIR

The NEAP EIR determined that development within the NEAP planning area would not result in the loss of mineral resources. The NEAP EIR concluded that the plan area is not located in a mineral zone and no impact would occur. The General Plan does identify a sand and gravel processing plant along the Russian River, 3.5 miles south of the plan area, and General Plan Policy NR-G-1 expresses the City’s intent to allow continued use of properties along the Russian River for sand and gravel mining operations.

North Village Project Analysis

The proposed project does not include development outside of the area previously evaluated in the NEAP EIR. The same conditions evaluated in the NEAP EIR are present for the proposed project. Consistent with the NEAP EIR, the North Village Project is not in a mineral zone. Therefore, implementation of the proposed project would not introduce new mineral resource impacts or create more severe mineral resource impacts than those analyzed in the NEAP EIR. No additional analysis is required.

b) Summary of the NEAP EIR

The NEAP EIR confirmed that no known historical mineral extraction activities have occurred within the plan area. The General Plan designated the plan area for mixed-use land uses and

the plan area is not identified within or near a mineral zone. The NEAP EIR concluded that development of the plan area would not result in the loss of availability of locally important mineral resources and no impact would occur.

North Village Project Analysis

The proposed project does not propose development outside of the area previously evaluated in the NEAP EIR. The same conditions evaluated in the NEAP EIR are present for the proposed project. Therefore, implementation of the proposed project would not introduce new impacts or create more severe impacts than those analyzed in the NEAP EIR. No additional analysis is required.

Mitigation Measures

None.

Conclusion

The proposed project does not include land use or zoning changes and would not change the type or extent of development allowed under the NEAP and analyzed in the NEAP EIR. Development of the proposed project would be in accordance with the densities, standards, and development guidelines permitted under the NEAP and analyzed in the NEAP EIR. The proposed project does not propose substantial development and area changes beyond those analyzed in the NEAP EIR or require major revisions to the NEAP EIR. Therefore, the proposed project would not involve new significant or more severe mineral resource impacts than those previously identified and analyzed in the NEAP EIR. No additional analysis is required.

Environmental Issue Area	Conclusion in NEAP EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
XIII. Noise					
<i>Would the project:</i>					
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Less than significant with mitigation.	No.	No.	No.	NOI-1a, NOI-1b, and NOI-1c
b) Generation of excessive groundborne vibration or groundborne noise levels?	Less than significant with mitigation.	No.	No.	No.	NOI-2
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	No impact.	No.	No.	No.	No.

Discussion

a) Summary of the NEAP EIR

The NEAP EIR determined that stationary noise source impacts to off-site receptors would be less than significant and concluded that implementation of MM NOI-1, NOI-1b, and NOI-1c would reduce noise impacts related to construction, traffic, and railroad noise to a less than significant level.

North Village Project Analysis

Consistent with the NEAP EIR, the proposed project would be within the same building envelope and would not disturb land outside of areas already considered for potential development. The proposed project would implement the same mitigation measures in order to reduce potential noise impacts. The proposed project would meet the requirements of MM NOI-1b, and would not develop multi-family residential or hotel land uses within 290 feet of the centerline of U.S. 101, nor develop school, library, church, hospital, nursing home, neighborhood park, or commercial land uses within 140 feet of the centerline of U.S. 101. The proposed project does not propose development within 50 feet of the centerline of the railroad tracks, and therefore is in compliance with MM NOI-1c. Therefore, implementation of the proposed project would not introduce substantial temporary or permanent increase noise impacts beyond those analyzed in the NEAP EIR. No additional analysis is required.

b) Summary of the NEAP EIR

The NEAP EIR determined that vibration impacts would not occur during construction because ground vibration levels would attenuate to below the Federal Transit Administration (FTA) damage threshold criteria due to the distance of the closest off-site receptors. The NEAP EIR concluded that implementation of MM NOI-2 would ensure an acoustical analysis is performed for structures proposed within 100 feet of the adjacent railroad and that operational vibration impacts would be less than significant.

North Village Project Analysis

The proposed project would be within the same building envelope as analyzed in the NEAP EIR and would not disturb land outside of areas already considered for potential development. The proposed project would meet the requirements of MM NOI-2, and would not develop any structures within 100 feet of the centerline of the adjacent railroad. Therefore, implementation of the proposed project would not introduce substantial temporary or permanent increases in groundborne vibration impacts than those analyzed in the NEAP EIR. No additional analysis is required.

c) Summary of the NEAP EIR

The NEAP EIR determined that the plan area is located outside the Healdsburg Airport 55 A-weighted decibel (dBA) community noise equivalent level (CNEL) airport noise contours and no private airstrips are located within 2 miles of the plan area. As a result, the NEAP EIR concluded no impacts would occur related to airport land use plans.

North Village Project Analysis

The proposed project does not include development outside of the area previously evaluated in the NEAP EIR. The proposed project would be within the same building envelope as analyzed in the NEAP EIR and would not disturb land outside of areas already considered for potential development. Therefore, implementation of the proposed project would not introduce new or

greater impacts related to airport land use plans or private airstrips than those analyzed in the NEAP EIR. No additional analysis is required.

Mitigation Measures

- MM NOI-1a** To reduce the occurrence of potentially-significant construction noise impacts to noise-sensitive receptors in the plan area vicinity (or sensitive receptors within the plan area during future buildout), the construction contractor for each development project within the plan area shall comply with the following:
- Equip internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and are appropriate for the equipment.
 - Locate stationary noise-generating equipment as far as possible from sensitive receptors in the vicinity.
 - Locate staging areas and construction material areas as far away as possible from adjacent land uses.
 - Prohibit all unnecessary idling of internal combustion engines.
 - Utilize “quiet” air compressors and other stationary noise sources where technology exists.
 - Erect temporary noise control blanket barriers in a manner to shield noise-sensitive uses.
 - Control noise levels from workers’ amplified music so that sounds are not audible to sensitive receptors in the vicinity.
 - If impact pile driving is proposed, multiple-pile drivers shall be considered to expedite construction. Although noise levels generated by multiple pile drivers would be higher than the noise generated by a single pile driver, the total duration of pile driving activities would be reduced.
 - If impact pile driving is proposed, temporary noise control blanket barriers shall shroud pile drivers or be erected in a manner to shield the adjacent land uses. Such noise control blanket barriers can be rented and quickly erected.
 - If impact pile driving is proposed, foundation pile holes shall be pre-drilled to minimize the number of impacts required to seat the pile. Pre-drilling foundation pile holes is a standard construction noise control technique. Pre-drilling reduces the number of blows required to seat the pile. Notify all adjacent land uses of the construction schedule in writing.
 - Designate a “disturbance coordinator” responsible for responding to complaints about each project development’s construction noise and taking reasonable measures to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in any notice sent to neighbors regarding the construction schedule.
 - The construction contract shall prohibit noise producing construction activities between the hours of 6:00 p.m. and 7:30 a.m. Monday through Saturday, or at any time on a Sunday or legal holiday.

MM NOI-1b Prior to the issuance of building permits for each development project within the plan area, the following requirements shall be implemented:

- For multi-family residential or motel/hotel projects proposed in areas where exterior day/night average noise levels are, or are projected to exceed, 65 dBA L_{dn} (i.e., within 290-feet of the centerline of U.S. 101), an acoustic analysis shall be prepared that recommends project improvements, as needed, to maintain interior noise levels at or below 45 dBA L_{dn} . This can typically be accomplished with the incorporation of an adequate forced air mechanical ventilation system in the residential units to allow residents the option of controlling noise by keeping the windows closed. The City shall confirm that the recommendations will reduce noise levels below the threshold levels and require compliance with the recommendations of the acoustic analysis.
- For school, library, church, hospital, nursing home, neighborhood park, or commercial projects proposed in areas where exterior day-night average noise levels are, or are projected to exceed 70 dBA L_{dn} (i.e., within 140 feet of the centerline of U.S. 101) an acoustic analysis shall be prepared that recommends project improvements, as needed, to maintain interior noise levels at or below 45 dBA L_{dn} , if needed. Standard office construction methods typically provide about 25 to 30 decibels of noise reduction in interior spaces. The City shall confirm that the recommendations will reduce noise levels below the threshold levels and require compliance with the recommendations of the acoustic analysis.

MM NOI-1c Prior to the issuance of building permits for each development project within the plan area, the following requirement, if applicable, shall be met:

- For any noise-sensitive land uses proposed within 50 feet of the railroad centerline, the City shall ensure that an acoustic analysis be prepared that recommends project improvements, as needed, to maintain interior noise levels at or below 45 dBA L_{dn} . The City shall confirm that the recommendations will reduce noise levels below the threshold levels and require compliance with the recommendations of the acoustic analysis.

MM NOI-2 Prior to the issuance of building permits for each development project within the plan area, an acoustic analysis is conducted by a qualified noise specialist shall be prepared for structures in the plan area that are located within 100 feet of the centerline of the railroad. The analysis shall specify measures including, but not limited to, setbacks and structural design features that will reduce vibration levels at or below the guidelines of the FTA Groundborne Vibration Impact Criteria shown in Table 3.5-7 [of the NEAP EIR]. The City shall confirm that the recommendations will reduce vibration levels below the threshold levels and require compliance with the recommendations of the acoustic analysis.

Conclusion

The proposed project does not include land use or zoning changes and would not change the type or extent of development allowed under the NEAP and analyzed in the NEAP EIR. Applicable mitigation measures previously identified in the NEAP EIR will be required as set forth in the MMRP and no considerably different mitigation measures that may substantially reduce impacts have been identified or rejected. Development of the proposed project would be in accordance with the densities, standards, and development guidelines permitted under the NEAP and analyzed in the NEAP EIR. The proposed project does not propose substantial noise and vibration impact changes beyond those analyzed in the NEAP EIR or require major revisions to the NEAP EIR. Therefore, the proposed project would not involve new significant or more severe noise and vibration impacts than those previously identified and analyzed in the NEAP EIR. No additional analysis is required.

Environmental Issue Area	Conclusion in NEAP EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
XIV. Population and Housing					
<i>Would the project:</i>					
a) Induce substantial unplanned 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)?	Less than significant impact.	No.	No.	No.	None.
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	No impact.	No.	No.	No.	None.

Discussion

a) Summary of the NEAP EIR

The NEAP EIR determined that the population growth that would result from development within the plan area is accounted for in the City’s General Plan Healdsburg Housing Element 2015-2023 anticipated population growth of 11,600 in 2020 and 12,300 in 2030. The NEAP’s proposed development—290 residential dwelling units and 200,000 square feet of commercial development—are consistent with the mixed-use land use designation of the plan area and the potential buildout anticipated in the City’s General Plan. Therefore, the NEAP EIR concluded substantial unplanned population growth impacts would be less than significant.

North Village Project Analysis

The proposed project would develop 301 residential dwelling units pursuant to the California State Density Bonus Law, which is 11 more units than were evaluated in the NEAP EIR. The proposed project would include the development of 125,760 square feet of commercial development, which is a reduction of 74,240 square feet from what was evaluated in the NEAP EIR. The increase of 11 dwelling units would generate a negligibly larger population than what was considered in the NEAP EIR. However, consistent with the NEAP EIR, the population growth

generated by the proposed project would be within the population growth anticipated in the Healdsburg 2030 General Plan. Additionally, the proposed project would be within the boundaries of NEAP area, which is designated mixed-use land use. The proposed residential and commercial development would be consistent with the City of Healdsburg's mixed-use land use designation. Therefore, implementation of the proposed project would not introduce population growth impacts or create more severe unplanned population growth impacts than those analyzed in the NEAP EIR. No additional analysis is required.

b) Summary of the NEAP EIR

The NEAP EIR concluded the NEAP planning area did not contain dwelling units, precluding the possibility of displacement of existing housing or persons. No impact would occur.

North Village Project Analysis

The proposed project includes commercial and residential development that is entirely within the NEAP planning area, which does not contain existing dwelling units, thus precluding the possibility of displacement of housing or persons. Therefore, implementation of the proposed project would not introduce new displacement of housing or persons impacts or create more severe displacement of housing or persons impacts than those analyzed in the NEAP EIR. No additional analysis is required.

Mitigation Measures

None.

Conclusion

The proposed project does not include land use or zoning changes and would not change the type or extent of development allowed under the NEAP and analyzed in the NEAP EIR. Development of the proposed project would be in accordance with the densities, standards, and development guidelines permitted under the NEAP and analyzed in the NEAP EIR. The proposed project does not propose substantial population growth and housing changes beyond those analyzed in the NEAP EIR or require major revisions to the NEAP EIR. Therefore, the proposed project would not involve new significant or more severe population and housing impacts than those previously identified and analyzed in the NEAP EIR. No additional analysis is required.

Environmental Issue Area	Conclusion in NEAP EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
XV. Public Services					
<i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>					
a) Fire protection?	Less than significant impact.	No.	No.	No.	None.
b) Police protection?	Less than significant impact.	No.	No.	No.	None.
c) Schools?	Less than significant impact.	No.	No.	No.	None.
d) Parks?	Less than significant impact.	No.	No.	No.	None.
e) Other public facilities?	Less than significant impact.	No.	No.	No.	None.

Discussion

a) Summary of the NEAP EIR

The NEAP EIR determined that development within the plan area would not require additional construction of new fire facilities for the Healdsburg Fire Department and the development within the plan area is not anticipated to increase the 4-minute average response time of fire protection services. The NEAP EIR found that the current water system would provide sufficient water supply for fire flow demand and future development would be required to comply with all applicable Fire Code requirements associated with adequate fire access, fire flows, and the number of hydrants. Two 12-inch water mains adjacent to the plan area would be extended to service the NEAP area and improve water services. Furthermore, Healdsburg 2030 General Plan Policy PS-E-2 requires mixed-use development to have built-in fire protection equipment, which is assured at the time of construction with development permits. Therefore, the NEAP EIR concluded that fire protection service impacts would be less than significant.

North Village Project Analysis

The proposed project includes residential and commercial development with an increase in 11 residential dwelling units and a decrease in commercial square footage by 74,240 square feet, which is a decrease of overall square footage than was addressed in the NEAP EIR. The proposed project does not include any other land use or policy changes that could directly or indirectly change population growth not previously contemplated in the NEAP EIR. Additionally, the proposed project would comply with Healdsburg 2030 General Plan Policy PS-E-2 by having built-in fire protection equipment at the time development permits given. Therefore, implementation of the proposed project would not introduce new fire protection service impacts or create more severe fire protection service impacts than those analyzed in the NEAP EIR. No additional analysis is required.

b) Summary of the NEAP EIR

The NEAP EIR identified the Healdsburg Police Department Headquarters located 2.33 miles south of the plan area as the nearest police station to the plan area. The Healdsburg General Plan anticipated residential and commercial buildout would increase the demand for police services, and the City anticipated the need for additional officers and facilities in the future. The NEAP EIR determined that future development within the NEAP area would not increase police response times and the NEAP would be compliant with the General Plan. Development would be required to incorporate safety measures such as parking lot lights. The Police Department would review any future development plans to comment and assure safety concerns are considered and addressed. The NEAP EIR concluded that future development within the NEAP area would not require new police facilities or the expansion of existing police facilities and police service impacts would be less than significant.

North Village Project Analysis

The proposed project does not include any land use or policy changes within the NEAP area that could potentially result in an increase in demand for police protection services not previously contemplated in the NEAP EIR. Therefore, implementation of the proposed project would not introduce new police service impacts or create more severe police service impacts than those analyzed in the NEAP EIR. No additional analysis is required.

c) Summary of the NEAP EIR

The NEAP EIR determined that the 290 residential dwelling units proposed in the NEAP would increase demand for school services. The Healdsburg Unified School District (HUSD), which services the plan area, includes two elementary schools, a junior high, and a high school. The HUSD enrolls 2,200 students a year with a capacity to accommodate up to 3,900 students. The NEAP EIR found that development anticipated in the plan area could generate as many as 174 new students, which is consistent with the residential buildout scenario contemplated in the General Plan. The NEAP EIR concluded that future development in the plan area would be required to pay developer fees pursuant to State law in order to fund the construction or

maintenance of school facilities and the NEAP would not create a need for new or expanded school facilities. Therefore, the NEAP EIR determined that school service impacts were determined to be less than significant.

North Village Project Analysis

The proposed project includes an additional 11 residential dwelling units, which may slightly increase the number of new students that could be generated from development in the NEAP planning area. However, given that the project includes a Senior Living Community, whereas the NEAP EIR analyzed a project where all residential was multi-family- it is likely that the project will generate fewer students than analyzed in the NEAP EIR. The HUSD can accommodate up to 3,900 students and has an estimated 2,200 students, so the HUSD could accommodate the potential new students. The proposed project does not propose any further changes to development plans or land use that could potentially result in direct or indirect school student population growth not previously considered in the NEAP EIR. Therefore, implementation of the proposed project would not introduce new school service impacts or create more severe school service impacts than those analyzed in the NEAP EIR. No additional analysis is required.

d) Summary of the NEAP EIR

The NEAP EIR determined the implementation of the NEAP would not remove existing parkland, but would increase demand on park services. The Healdsburg Municipal Code Section 20.08.175.B requires mixed-using zoning to include 200 square feet of useable open space for each dwelling unit. The NEAP EIR found that future development within the plan area would be required to include 200 square feet of useable open space for each dwelling unit.

The City includes 43-acres of public parkland and Healdsburg 2030 General Plan Policy PS-H-4 sets a minimum Citywide ratio of 5 acres of parkland per 1,000 residents for planning purposes. The Healdsburg 2030 General Plan identifies an existing 16-acre deficiency in the Citywide parkland to resident ratio. As part of the approved Montage Healdsburg project, located directly east of the NEAP area, a 36-acre community park would be constructed, which would increase accessibility of park facilities to residents within the NEAP area. Therefore, the NEAP EIR concluded that development in the plan area would not result in the need for new or expanded park facilities and impacts would be less than significant.

North Village Project Analysis

The proposed project does not propose development or land use changes that could potentially result in an increase in park demand not previously contemplated in the NEAP EIR. This precludes the potential for the proposed project to introduce new or more severe impacts than those evaluated in the NEAP EIR. Therefore, implementation of the proposed project would not introduce new park service impacts or create more severe park service impacts than those analyzed in the NEAP EIR. No additional analysis is required.

e) Summary of the NEAP EIR

The NEAP EIR determined that the development envisioned in the NEAP could create increased demand on other public facilities. The Healdsburg Regional Library and Healdsburg Community Center are located nearby the plan area. New development in the plan area would be required to pay impacts fees that offset the costs associated with providing additional public services. The NEAP was determined to be consistent with the projected land use intensities and densities identified in the General Plan buildout. The NEAP EIR concluded that development within the NEAP area was expected to be served by existing and planned-for public facilities and impacts would be less than significant.

North Village Project Analysis

The proposed project does not include development or land use changes that potentially could result in a demand for other public facilities not previously contemplated in the NEAP EIR. This precludes the potential for new impacts associated with new or expanded community and library facilities. Therefore, implementation of the proposed project would not introduce new impacts or create more impacts to community and library facilities than those analyzed in the NEAP EIR. No additional analysis is required.

Mitigation Measures

None.

Conclusion

The proposed project does not include land use or zoning changes and would not change the type or extent of development allowed under the NEAP and analyzed in the NEAP EIR. Development of the proposed project would be in accordance with the densities, standards, and development guidelines permitted under the NEAP and analyzed in the NEAP EIR. The proposed project does not propose substantial public service impacts or development changes beyond those analyzed in the NEAP EIR or require major revisions to the NEAP EIR. Therefore, the proposed project would not involve new significant or more severe public service impacts than those previously identified and analyzed in the NEAP EIR. No additional analysis is required.

Environmental Issue Area	Conclusion in NEAP EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
XV. Recreation					
<i>Would the project:</i>					
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Less than significant impact.	No.	No.	No.	None.
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	No impact.	No.	No.	No.	None.

Discussion

a) Summary of the NEAP EIR

The NEAP EIR determined that the NEAP is consistent with the Healdsburg 2030 General Plan vision for redevelopment in the northern portion of Healdsburg and compliant with densities and development standards permitted in the General Plan. The plan area would be serviced by the 3.5-acre Barbieri Park and a planned 36-acre community park that is part of the Montage Healdsburg development project. The NEAP EIR found that, although development of the plan area could increase demand for City parks, existing parks and recreation facilities would adequately service the NEAP planning area and the anticipated population growth is not expected to deteriorate existing park facilities. Therefore, the NEAP EIR concluded impacts would be less than significant.

North Village Project Analysis

The proposed project does not include development or land use changes that potentially could directly or indirectly result in population growth not previously contemplated in the NEAP EIR. This precludes the potential for new impacts associated with deterioration of parks and recreation facilities. Therefore, implementation of the proposed project would not introduce

new impacts to park or recreational facilities or create more impacts than those analyzed in the NEAP EIR. No additional analysis is required.

b) Summary of the NEAP EIR

The NEAP EIR concluded the NEAP area does not include or require new park or recreation facilities. The plan's residential component would incorporate public common spaces, passive recreational outdoor areas, and potentially a community garden or tot lot. As previously stated, the Montage Healdsburg development includes a 36-acre community park which will be developed with recreational facilities and would serve residents in the NEAP planning area. The Healdsburg Open Space Preserve is located less than 0.5 mile from the plan area and offers a 3-mile trail network. Therefore, the NEAP EIR concluded that future development's increased demand on recreation facilities would not have an adverse physical effect on the environment and no impacts would occur.

North Village Project Analysis

The proposed project does not include development or land use changes that potentially could result in a significant increase in recreational facility use or demand that would necessitate the need for new or expanded facilities not previously contemplated in the NEAP EIR. This precludes the potential for new impacts associated with use of park and recreation facilities leading to adverse effects to the environment. Therefore, implementation of the proposed project would not introduce new impacts or create more impacts than those analyzed in the NEAP EIR. No additional analysis is required.

Mitigation Measures

None.

Conclusion

The proposed project does not include land use or zoning changes and would not change the type or extent of development allowed under the NEAP and analyzed in the NEAP EIR. Development of the proposed project would be in accordance with the densities, standards, and development guidelines permitted under the NEAP and analyzed in the NEAP EIR. The proposed project does not propose substantial development changes beyond those analyzed in the NEAP EIR or require major revisions to the NEAP EIR. Therefore, the proposed project would not involve new significant or more severe recreation impacts than those previously identified and analyzed in the NEAP EIR. No additional analysis is required.

Environmental Issue Area	Conclusion in NEAP EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
XVI. Transportation					
<i>Would the project:</i>					
a) Conflict with a program plan, ordinance or policy of the circulation system, including transit, roadway, bicycle and pedestrian facilities?	Significant and unavoidable impact with mitigation.	No.	No.	No.	MM TRANS-1a and TRANS-1b
b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	No impact.	No.	No.	No.	None.
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Less than significant impact.	No.	No.	No.	MM TRANS-5
d) Result in inadequate emergency access?	Less than significant with mitigation.	No.	No.	No.	MM TRANS-3

Discussion

Analysis and discussion is based on the Addendum to the Traffic Impact Study for the North Area Entry Plan provided by W-Trans transportation sub-consultants (Appendix B).

a) Summary of the NEAP EIR

The NEAP EIR determined that traffic generated due to development of the plan area under the Existing Plus Plan scenario could significantly impact study area intersections. As a result, the NEAP EIR concluded that implementation of MM TRANS-1a and TRANS-1b would reduce these impacts. However, since there was no guarantee that the planned improvements would be completed prior to development in the NEAP planning area, the NEAP EIR concluded impacts would remain significant and unavoidable.

North Village Project Analysis

As described in the Project Description, the proposed project includes uses consistent with the level of development evaluated in the NEAP EIR and consistent with the Healdsburg 2030 General Plan and zoning designations. The proposed project would be within the same building envelope as analyzed in the NEAP EIR and would not disturb land outside of areas already considered for potential development. As summarized in Table 4, the proposed project would generate an estimated 2,992 daily trips, including 157 in the AM peak-hour and 216 in the PM peak-hour.

Table 4: North Village Project Trip Generation Summary

Land Use	Units	Daily		AM Peak-hour				PM Peak-hour			
		Rate	Trips	Rate	Trips	In	Out	Rate	Trips	In	Out
NEAP	—	N/A	4,930	N/A	259	129	130	N/A	351	164	187
North Village Project Hotel	108 rooms	8.36	903	0.47	51	30	21	0.60	65	33	32
Senior Living Facility	221 du	3.70	818	0.20	44	15	29	0.26	57	32	25
Multi-family Housing	75 du	7.32	549	0.46	35	8	27	0.56	42	26	16
Live/Work	5 units	9.95	50	0.86	4	3	1	0.94	5	2	3
Retail	12,000 SF	44.32	532	0.96	12	7	5	2.71	33	14	19
Memory Care Facility	30 beds	2.60	78	0.19	6	4	2	0.26	8	3	5
Assisted Living Facility	24 beds	2.60	62	0.19	5	3	2	0.26	6	2	4
Subtotal		—	2,992	—	157	70	87	—	216	112	104
Net Change		—	-1,938	—	-102	-59	-43	—	-135	-52	-83

Note:
du = dwelling unit; SF = square feet
Source: W-Trans 2019.

In comparison to the expected trip generation for the development scenario evaluated in the NEAP EIR, the proposed project trip estimate includes 1,938 fewer daily trips, including 102 fewer AM peak-hour trips, and 135 fewer PM peak-hour trips. Additionally, the proposed project would be required to implement MM TRANS-1a, which would ensure that the proposed project contributes to the Dry Creek Road/U.S. 101 South Ramp intersection improvements, and TRANS-1b, which would improve the northbound approach to Dry Creek Road/Grove Street. As a result, the proposed project would generate fewer trips than analyzed in the NEAP EIR and would be required to implement MM TRANS-1a and TRANS-1b, which

would reduce impacts to a less than significant level. The North Village Project would be served by existing transit stops on Healdsburg Avenue that were constructed as part of the Montage Healdsburg Project. In addition, the proposed project includes bicycle and pedestrian facilities consistent with what was analyzed in the NEAP EIR. Therefore, implementation of the proposed project would not introduce new circulation system impacts or create more severe impacts than those analyzed in the NEAP EIR. No additional analysis is required.

b) Summary of the NEAP EIR

The NEAP EIR concluded that since there is no adopted regional congestion management program in Sonoma County, no impact would occur.

North Village Project Analysis

The proposed project includes uses anticipated under the NEAP EIR and consistent with the Healdsburg 2030 General Plan and zoning designations. Additionally, the proposed project would be within the same building envelope as analyzed in the NEAP EIR and would not disturb land outside of areas already considered for potential development. No adopted regional congestion management program is applicable to the project site and no impact would occur. Therefore, implementation of the proposed project would not introduce new circulation system impacts or create more severe impacts than those analyzed in the NEAP EIR. No additional analysis is required.

c) Summary of the NEAP EIR

The NEAP EIR determined that development under the NEAP would not include sharp curves or incompatible uses. However, the NEAP EIR concluded that plan-generated automobile trips would result in significant impacts to vehicle queues at the left-turn lane on the westbound approach to Dry Creek Road/U.S. 101 South, which could result in traffic safety hazards due to inadequate vehicle stopping distances. Although the NEAP EIR identified MM TRANS-5 to reduce impacts, impacts would remain significant and unavoidable because the widening project would not be implemented until fully funded.

North Village Project Analysis

The proposed project includes uses anticipated under the NEAP EIR and consistent with the Healdsburg 2030 General Plan and zoning designations. Consistent with the NEAP EIR, the proposed project would not include sharp curves or incompatible uses. Consistent with MM TRANS-5, the project applicant would be required to pay a proportional share fee towards the cost of widening Dry Creek Road to accommodate a westbound left-turn lane the entire length between the U.S. 101 South and North Ramps. Therefore, implementation of the proposed project would not introduce new traffic safety hazards impacts or create more severe impacts than those analyzed in the NEAP EIR. No additional analysis is required.

d) Summary of the NEAP EIR

The NEAP EIR determined that the proposed access point from Healdsburg Avenue via an at-grade crossing of the NCRA rail line would not be adequate emergency access and two points of access would be required. As a result, the NEAP EIR concluded that implementation of MM TRANS-3 would ensure that an additional emergency vehicle access would be provided that would reduce impacts to a less than significant level.

North Village Project Analysis

The proposed project includes uses anticipated under the NEAP EIR and consistent with the Healdsburg 2030 General Plan and zoning designations. The proposed project would be within the same building envelope as analyzed in the NEAP EIR and would not disturb land outside of areas already considered for potential development. Additionally, the proposed project would implement MM TRANS-3 consistent with the NEAP EIR, which would ensure that the proposed project provides an emergency vehicle only access point such that emergency access could be maintained even if there is a blockage of the at-grade railroad crossing at the site entry. Therefore, implementation of the proposed project would not introduce new emergency access impacts or create more severe impacts than those analyzed in the NEAP EIR. No additional analysis is required.

Mitigation Measures

- MM TRANS-1a** To address anticipated deficient roadway operations, the City has planned for roadway improvements to Dry Creek Road/U.S. 101 South Ramps (study intersection 1) that include signalization. New development within the plan area shall be required to contribute a proportional share allocation towards the cost of installation of a traffic signal at Dry Creek Road/U.S. 101 South.
- MM TRANS-1b** New development within the plan area shall be required to improve the northbound approach to Dry Creek Road/Grove Street (study intersection 3). The approach shall be restriped to include a separate left-turn lane and the signal modified to provide protected left-turn phasing, with the existing right-turn lane converted to use for through/right-turn movements.
- MM TRANS-3** Prior to development of the plan area, an emergency vehicle only access point shall be established such that access and egress can be maintained during a train preemption at the public, at-grade railroad crossing at the site entry.
- MM TRANS-5** New development within the plan area shall be required to contribute a proportional share allocation towards the cost of widening Dry Creek Road to accommodate a westbound left-turn lane the entire length between the U.S. 101 South and North Ramps. The amount paid shall include a proportional share of the cost to widen the westbound approach to Dry Creek Road/U.S. 101 North Ramps to include a second lane; the left lane would feed into the left-turn lane at the U.S. 101 South Ramps and the right lane would be a shared through/right-turn lane serving

through traffic and right turns onto the U.S. 101 North on-ramp. These improvements would allow queues in the westbound left-turn lane at the U.S. 101 South Ramps to stack beyond the Dry Creek Road/U.S. 101 North Ramps intersection, if needed, without impacting through traffic.

Conclusion

The proposed project does not include land use or zoning changes and would not change the type or extent of development allowed under the NEAP and analyzed in the NEAP EIR. Applicable mitigation measures previously identified in the NEAP EIR will be required as set forth in the MMRP and no considerably different mitigation measures that may substantially reduce impacts have been identified or rejected. Development of the proposed project would be in accordance with the densities, standards, and development guidelines permitted under the NEAP and analyzed in the NEAP and analyzed in the NEAP EIR. The proposed project does not propose substantial transportation changes beyond those analyzed in the NEAP EIR or require major revisions to the NEAP EIR. Therefore, the proposed project would not involve new significant or more severe transportation impacts than those previously identified and analyzed in the NEAP EIR. No additional analysis is required.

Environmental Issue Area	Conclusion in NEAP EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
XVIII. Utilities and Service Systems					
<i>Would the project:</i>					
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	This checklist question was not evaluated in the NEAP EIR.	No.	No.	No.	None.
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	Less than significant.	No.	No.	No.	None.
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Less than significant.	No.	No.	No.	None.
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	Less than significant.	No.	No.	No.	None.

Environmental Issue Area	Conclusion in NEAP EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
e) Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?	No impact.	No.	No.	No.	None.

Discussion

a) Summary of the NEAP EIR

The NEAP EIR did not evaluate impacts related to relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities.

North Village Project Analysis

The proposed project includes uses anticipated under the NEAP EIR and consistent with the Healdsburg 2030 General Plan and zoning designations. The proposed project would include the construction of new water, wastewater, stormwater drainage, electric power, natural gas, and telecommunications connections. The temporary construction impacts associated with these new utility connections have been analyzed in previous chapters and implementation of all mitigation measures would reduce potential impacts to a less than significant level. As discussed under Impacts XVIII(b) and (c), the proposed project would be served by adequate water supplies and wastewater treatment capacity. As discussed under Impact X, Hydrology and Water Quality, the proposed project would include stormwater drainage facilities in accordance with C.3 requirements and peak runoff flows would be detained during peak storm events and released at a rate no greater than the pre-development peak runoff flows. The applicable natural gas, electrical power, and telecommunications providers would serve the project, similar to the project analyzed in the NEAP EIR. Therefore, implementation of the proposed project would not result in the need for relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities or create more severe impacts than those analyzed in the NEAP EIR. As a result, impacts would be less than significant.

b) Summary of the NEAP EIR

The NEAP EIR determined that the proposed water demand from development within the NEAP plan area was accounted for in the City of Healdsburg Urban Water Management Plan. As a result, the NEAP EIR concluded that the City would have sufficient water supplies to serve the plan area and impacts would be less than significant.

North Village Project Analysis

The proposed project includes uses anticipated under the NEAP EIR and consistent with the General Plan and zoning designations. Although the proposed project would generate additional water demand compared to existing conditions, the proposed project would not generate water demand outside of what was analyzed under the NEAP EIR. As discussed in the NEAP EIR, water demand associated with mixed-use development on the project site was accounted for in the City's Urban Water Management Plan and the City has sufficient water supplies to serve the project. Therefore, implementation of the proposed project would not introduce new water demand impacts or create more severe impacts that would prevent the City from providing sufficient water supplies beyond those analyzed in the NEAP EIR. No additional analysis is required.

c) Summary of the NEAP EIR

The NEAP EIR determined that the City of Healdsburg Wastewater Treatment Plant (WWTP) would have an available capacity of 0.42 million gallons per day (mgd) to serve the plan area's wastewater demand. As a result, the NEAP EIR concluded that impacts would be less than significant.

North Village Project Analysis

As described in the Project Description, the proposed project would result in a total of 301 dwelling units and include a 108 room hotel with restaurant, bar, and event space for a total of 113,760 square feet, 12,000 square feet of commercial/retail space, 30 memory care beds, and 24 assisted living beds. The proposed project includes uses anticipated under the NEAP EIR and consistent with the Healdsburg 2030 General Plan and zoning designations. Therefore, the proposed project would result in wastewater generation consistent with what was analyzed under the NEAP EIR and consistent with the Healdsburg 2030 General Plan land use designations. In conclusion, implementation of the proposed project would not introduce new wastewater treatment capacity impacts or create more severe impacts than those analyzed in the NEAP EIR. No additional analysis is required.

d) Summary of the NEAP EIR

The NEAP EIR indicated that the Redwood Empire Disposal Transfer Station had a permitted capacity of 435 tons per day (tpd) with the expected development expected to generate 15.8 tpd. In addition, the NEAP EIR identified the four closest landfills that would serve the NEAP planning area and determined all landfills would have sufficient capacity to serve future development. As a result, the NEAP EIR concluded that the planning area would be served by solid waste facilities with adequate capacity and impacts would be less than significant.

North Village Project Analysis

As described in the Project Description, the proposed project would include a total of 301 dwelling units, and a 108-room hotel with restaurant, bar, and event space for a total of 113,760 square feet, 12,000 square feet of commercial/retail space, 30 memory care beds, and

24 assisted living beds. The proposed project includes uses anticipated under the NEAP EIR and would generate similar solid waste amounts.

Although the proposed project would generate additional solid waste compared to existing conditions, the proposed project would not generate solid waste amounts outside of what was analyzed under the NEAP EIR. As discussed in the NEAP EIR, solid waste generation associated with mixed-use development on the project site was accounted for in the Healdsburg 2030 General Plan. Therefore, implementation of the proposed project would not introduce new solid waste impacts or create more severe impacts beyond those analyzed in the NEAP EIR. No additional analysis is required.

e) Summary of the NEAP EIR

The NEAP EIR indicated that future development in the plan area would be required to comply with applicable, federal, State, and local regulations related to solid waste. As a result, the NEAP EIR concluded that since development would be consistent with the Healdsburg 2030 General Plan regulations, future development would not impede the ability of the City to meet waste diversion requirements or violate other applicable regulations related to solid waste and no impact would occur.

North Village Project Analysis

The proposed project includes uses anticipated under the NEAP EIR and consistent with the General Plan and zoning designations. Although the proposed project would generate additional solid waste compared to existing conditions, the proposed project would not generate solid waste amounts outside of what was analyzed under the NEAP EIR or conflict with federal, State, or local solid waste regulations. As discussed in the NEAP EIR, solid waste generation associated with mixed-use development on the project site was accounted for in the City's General Plan. Therefore, implementation of the proposed project would not introduce new solid waste impacts or create more severe impacts beyond those analyzed in the NEAP EIR. No additional analysis is required.

Mitigation Measures

None.

Conclusion

The proposed project does not include land use or zoning changes and would not change the type or extent of development allowed under the NEAP and analyzed in the NEAP EIR. Development of the proposed project would be in accordance with the densities, standards, and development guidelines permitted under the NEAP and analyzed in the NEAP EIR. The proposed project does not include substantial changes to utilities beyond those analyzed in the NEAP EIR or require major revisions to the NEAP EIR. Therefore, the proposed project would not involve new significant or more severe utilities impacts than those previously identified and analyzed in the NEAP EIR. No additional analysis is required.

Environmental Issue Area	Conclusion in NEAP EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
XIX. Wildfire					
<i>If located in or near State Responsibility Areas or lands classified as very high fire hazard severity zones, would the project:</i>					
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	Less than significant with mitigation.	No.	No.	No.	MM HAZ-2
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	This question was not analyzed in the NEAP EIR.	No.	No.	No.	None.
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	This question was not analyzed in the NEAP EIR.	No.	No.	No.	None.
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	This question was not analyzed in the NEAP EIR.	No.	No.	No.	None.

Discussion

a) Summary of the NEAP EIR

The NEAP EIR determined that the City of Healdsburg and Sonoma County do not have adopted emergency response plans. The NEAP included roadway improvements primarily to Healdsburg Avenue, a designated arterial street, which would ease access entering, exiting, and navigating through the plan area. The NEAP would not include roadway modifications, such as lane narrowing or permanent road closures, that would impair or interfere with emergency response or evacuation. The plan area has a single access across a railway, which, given the proposed size of the development and potential need for plan area evacuation in the case of wildfires or other emergencies, poses a potentially significant impact due to a lack of a secondary emergency vehicle access. Implementation of MM HAZ-2 would ensure that a secondary emergency vehicle access road is provided for the plan area to minimize delaying emergency response times. Therefore, the NEAP EIR concluded that with implementation of MM HAZ-2, impacts would be less than significant.

North Village Project Analysis

The project proposes two access points to the project site. The first is the main entrance and exit to the project site from Healdsburg Avenue across a recently constructed at-grade railway crossing. Consistent with MM HAZ-2 in the NEAP EIR, a secondary emergency vehicle access point to the project site would be constructed from Healdsburg Avenue at the northeast corner of the project site. The provision of a second access point would minimize delays in emergency response, consistent with MM HAZ-2. Therefore, implementation of the proposed project would not introduce new impacts or create more severe impacts than those analyzed in the NEAP EIR. No additional analysis is required.

b) Summary of the NEAP EIR

The NEAP EIR did not analyze impacts associated with increased wildfire risks due to slopes, prevailing winds or other factors.

North Village Project Analysis

The proposed project includes uses anticipated under the NEAP EIR and consistent with the General Plan and zoning designations. As discussed under Impact IX, Hazards and Hazardous Materials, the project site is not located in high or very high hazard severity zone. The buildable portion of the project site is located on relatively flat land with no development on steep slopes that could increase wildfire risk. The BAAQMD monitors weather data, including annual wind speed, at various stations around the San Francisco Bay Area. The closest station to the proposed project is located in the City of Napa, approximately 38 miles to the southeast. At the Napa station, the average measured wind speeds in 2019 ranged from 4 to 7 miles per hour (mph) with maximum gusts ranging from 16 to 31 mph.¹² As a result, the project site is not

¹² Bay Area Air Quality Management District (BAAQMD). 2019. Website: <http://www.baaqmd.gov/about-air-quality/current-air-quality/air-monitoring-data/#/met?id=203&style=table&zone=-1&date=2019-12-24&view=monthly>. Accessed December 20, 2019.

located in an area with steep slopes or high prevailing winds that would further increase wildfire risk. Therefore, the proposed project would not expose future occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to increased risk of wildfire and impacts would be less than significant.

c) Summary of the NEAP EIR

The NEAP EIR did not analyze impacts associated with the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.

North Village Project Analysis

The proposed project includes uses anticipated under the NEAP EIR and consistent with the Healdsburg 2030 General Plan and zoning designations. The proposed project would include a main entrance and an emergency access road from Healdsburg Avenue consistent with California Fire Code requirements and Healdsburg Municipal Code policies. Additionally, the project would not require emergency water sources, because sufficient water supplies would be provided by the City of Healdsburg. New electrical power and other utility lines on and connecting to the project site would be installed below ground, minimizing potential ignition and related fire risk, consistent with California Building Code and Healdsburg Municipal Code regulations. Therefore, the proposed project would not increase fire risk due to installation or maintenance of associated infrastructure and impacts would be less than significant.

d) Summary of the NEAP EIR

The NEAP EIR did not analyze impacts associated with exposure of people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

North Village Project Analysis

The proposed project includes uses anticipated under the NEAP EIR and consistent with the General Plan and zoning designations. The project site has not been affected by previous wildfires that could have resulted in drainage changes or loss of vegetation. As discussed previously, the proposed project is not located on soils or slopes susceptible to landslide impacts. Additionally, the proposed project would include stormwater drainage BMPs that would be designed to detain runoff and prevent drainage changes or loss of topsoil and vegetation, which could further increase downstream flooding. Therefore, the proposed project would not expose people or structures to significant risks associated with post-fire slope instability and impacts would be less than significant.

Mitigation Measures

MM HAZ-2 The following requirement shall be imposed as a condition of approval prior to or concurrent with all development within the plan area: The Comstock property developer shall provide a secondary emergency vehicle access point to facilitate more orderly and efficient levels of development and minimize delaying emergency response times. Potential location options for secondary emergency access include, but are not limited to, a second railroad crossing over the NCRA railway north of the main entrance or a new route south of the plan area through the vacant parcel owned by SIMI Winery, Inc. (APN 091-060-032) and into the plan area. If secondary emergency access is not provided to satisfy fire safety standards, development on the Comstock property will be limited to the extent allowed under applicable fire safety regulations, codes, and ordinances.

Conclusion

The proposed project does not include land use or zoning changes and would not change the type or extent of development allowed under the NEAP and analyzed in the NEAP EIR. Applicable mitigation measures previously identified in the NEAP EIR will be required as set forth in the MMRP and no considerably different mitigation measures that may substantially reduce impacts have been identified or rejected. Development of the proposed project would be in accordance with the densities, standards, and development guidelines permitted under the NEAP and analyzed in the NEAP EIR. Therefore, the proposed project would not involve new significant wildfire hazard impacts.

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**Appendix A:
Air Quality and Greenhouse Gas Emissions Modeling Data**

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North Village Addendum Operations - Sonoma-North Coast County, Annual

**North Village Addendum Operations
Sonoma-North Coast County, Annual**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking Structure	160.00	Space	1.44	64,000.00	0
Other Asphalt Surfaces	117.87	1000sqft	2.71	117,870.00	0
Other Non-Asphalt Surfaces	93.40	1000sqft	2.14	93,400.00	0
Parking Lot	240.00	Space	2.16	96,000.00	0
Hotel	108.00	Room	3.60	113,760.00	0
Apartments Mid Rise	80.00	Dwelling Unit	5.22	99,904.00	229
Congregate Care (Assisted Living)	54.00	Dwelling Unit	3.38	53,790.00	154
Retirement Community	221.00	Dwelling Unit	11.25	146,678.00	632
Strip Mall	12.00	1000sqft	0.28	12,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	75
Climate Zone	4	Operational Year	2021		
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MW hr)	491.65	CH4 Intensity (lb/MW hr)	0.022	N2O Intensity (lb/MW hr)	0.005

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Adjusted based on California's Renewables Portfolio Standard (RPS)

Land Use - Based on North Village Narrative 110519

Construction Phase - Operations only

Off-road Equipment - Operations only

Trips and VMT - Operations only

Vehicle Trips - Trip rates based on TIA Addendum by W-Trans (11/25/19)

Woodstoves - Compliance with NSCAPCD Regulation IV

Water Mitigation - Compliance with Green Building Code Standards

Waste Mitigation - Statewide diversion/recycling materials (11% reduction)

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	30.00	1.00
tblFireplaces	FireplaceWoodMass	3,078.40	0.00
tblFireplaces	FireplaceWoodMass	3,078.40	0.00
tblFireplaces	FireplaceWoodMass	3,078.40	0.00
tblFireplaces	NumberWood	28.00	0.00
tblFireplaces	NumberWood	18.90	0.00
tblFireplaces	NumberWood	77.35	0.00
tblLandUse	LandUseSquareFeet	156,816.00	113,760.00
tblLandUse	LandUseSquareFeet	80,000.00	99,904.00
tblLandUse	LandUseSquareFeet	54,000.00	53,790.00
tblLandUse	LandUseSquareFeet	221,000.00	146,678.00
tblLandUse	LotAcreage	2.11	5.22
tblLandUse	LotAcreage	44.20	11.25
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.022
tblProjectCharacteristics	CO2IntensityFactor	641.35	491.65
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.005
tblVehicleTrips	ST_TR	6.39	7.48
tblVehicleTrips	ST_TR	2.20	2.60
tblVehicleTrips	ST_TR	8.19	8.36
tblVehicleTrips	ST_TR	2.03	3.70
tblVehicleTrips	ST_TR	42.04	44.32
tblVehicleTrips	SU_TR	5.86	7.48
tblVehicleTrips	SU_TR	2.44	2.60

tblVehicleTrips	SU_TR	5.95	8.36
tblVehicleTrips	SU_TR	1.95	3.70
tblVehicleTrips	SU_TR	20.43	44.32
tblVehicleTrips	WD_TR	6.65	7.48
tblVehicleTrips	WD_TR	2.74	2.60
tblVehicleTrips	WD_TR	8.17	8.36
tblVehicleTrips	WD_TR	2.40	3.70
tblWoodstoves	WoodstoveWoodMass	3,019.20	0.00
tblWoodstoves	WoodstoveWoodMass	3,019.20	0.00
tblWoodstoves	WoodstoveWoodMass	3,019.20	0.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.4130	0.1634	2.7049	9.9000e-004		0.0253	0.0253		0.0253	0.0253	0.0000	158.1074	158.1074	7.1500e-003	2.8200e-003	159.1265
Energy	0.0457	0.4057	0.2756	2.4900e-003		0.0316	0.0316		0.0316	0.0316	0.0000	1,110.0070	1,110.0070	0.0381	0.0150	1,115.4243
Mobile	1.0067	5.0365	11.2380	0.0330	2.5978	0.0345	2.6322	0.6991	0.0324	0.7315	0.0000	3,031.3088	3,031.3088	0.1355	0.0000	3,034.6964
Waste						0.0000	0.0000		0.0000	0.0000	52.6680	0.0000	52.6680	3.1126	0.0000	130.4828
Water						0.0000	0.0000		0.0000	0.0000	8.4891	44.3334	52.8225	0.8739	0.0210	80.9395
Total	3.4654	5.6055	14.2186	0.0365	2.5978	0.0914	2.6891	0.6991	0.0893	0.7884	61.1572	4,343.7566	4,404.9137	4.1672	0.0388	4,520.6696

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.4130	0.1634	2.7049	9.9000e-004		0.0253	0.0253		0.0253	0.0253	0.0000	158.1074	158.1074	7.1500e-003	2.8200e-003	159.1265
Energy	0.0457	0.4057	0.2756	2.4900e-003		0.0316	0.0316		0.0316	0.0316	0.0000	1,110.0070	1,110.0070	0.0381	0.0150	1,115.4243
Mobile	1.0067	5.0365	11.2380	0.0330	2.5978	0.0345	2.6322	0.6991	0.0324	0.7315	0.0000	3,031.3088	3,031.3088	0.1355	0.0000	3,034.6964
Waste						0.0000	0.0000		0.0000	0.0000	46.8746	0.0000	46.8746	2.7702	0.0000	116.1297
Water						0.0000	0.0000		0.0000	0.0000	6.7913	35.4667	42.2580	0.6991	0.0168	64.7516
Total	3.4654	5.6055	14.2186	0.0365	2.5978	0.0914	2.6891	0.6991	0.0893	0.7884	53.6659	4,334.8899	4,388.5557	3.6501	0.0346	4,490.1286

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.25	0.20	0.37	12.41	10.84	0.68

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.0067	5.0365	11.2380	0.0330	2.5978	0.0345	2.6322	0.6991	0.0324	0.7315	0.0000	3,031.3088	3,031.3088	0.1355	0.0000	3,034.6964
Unmitigated	1.0067	5.0365	11.2380	0.0330	2.5978	0.0345	2.6322	0.6991	0.0324	0.7315	0.0000	3,031.3088	3,031.3088	0.1355	0.0000	3,034.6964

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	598.75	598.75	598.75	1,717,641	1,717,641
Congregate Care (Assisted Living)	140.40	140.40	140.40	402,767	402,767
Enclosed Parking Structure	0.00	0.00	0.00		
Hotel	902.88	902.88	902.88	1,715,409	1,715,409
Other Asphalt Surfaces	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Retirement Community	817.70	817.70	817.70	2,345,744	2,345,744
Strip Mall	531.84	531.84	531.84	819,051	819,051
Total	2,991.57	2,991.57	2,991.57	7,000,613	7,000,613

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	10.80	7.30	7.50	42.90	19.50	37.60	86	11	3
Congregate Care (Assisted Living)	10.80	7.30	7.50	42.90	19.50	37.60	86	11	3
Enclosed Parking Structure	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Hotel	9.50	7.30	7.30	19.40	61.60	19.00	58	38	4
Other Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Retirement Community	10.80	7.30	7.50	42.90	19.50	37.60	86	11	3
Strip Mall	9.50	7.30	7.30	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.578299	0.039453	0.169996	0.109068	0.028307	0.006716	0.029274	0.026666	0.003071	0.001838	0.005325	0.000874	0.001112
Congregate Care (Assisted Living)	0.578299	0.039453	0.169996	0.109068	0.028307	0.006716	0.029274	0.026666	0.003071	0.001838	0.005325	0.000874	0.001112
Enclosed Parking Structure	0.578299	0.039453	0.169996	0.109068	0.028307	0.006716	0.029274	0.026666	0.003071	0.001838	0.005325	0.000874	0.001112
Hotel	0.578299	0.039453	0.169996	0.109068	0.028307	0.006716	0.029274	0.026666	0.003071	0.001838	0.005325	0.000874	0.001112
Other Asphalt Surfaces	0.578299	0.039453	0.169996	0.109068	0.028307	0.006716	0.029274	0.026666	0.003071	0.001838	0.005325	0.000874	0.001112
Other Non-Asphalt Surfaces	0.578299	0.039453	0.169996	0.109068	0.028307	0.006716	0.029274	0.026666	0.003071	0.001838	0.005325	0.000874	0.001112
Parking Lot	0.578299	0.039453	0.169996	0.109068	0.028307	0.006716	0.029274	0.026666	0.003071	0.001838	0.005325	0.000874	0.001112
Retirement Community	0.578299	0.039453	0.169996	0.109068	0.028307	0.006716	0.029274	0.026666	0.003071	0.001838	0.005325	0.000874	0.001112
Strip Mall	0.578299	0.039453	0.169996	0.109068	0.028307	0.006716	0.029274	0.026666	0.003071	0.001838	0.005325	0.000874	0.001112

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	657.4404	657.4404	0.0294	6.6900e-003	660.1683
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	657.4404	657.4404	0.0294	6.6900e-003	660.1683
NaturalGas Mitigated	0.0457	0.4057	0.2756	2.4900e-003		0.0316	0.0316		0.0316	0.0316	0.0000	452.5666	452.5666	8.6700e-003	8.3000e-003	455.2560
NaturalGas Unmitigated	0.0457	0.4057	0.2756	2.4900e-003		0.0316	0.0316		0.0316	0.0316	0.0000	452.5666	452.5666	8.6700e-003	8.3000e-003	455.2560

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	691156	3.7300e-003	0.0319	0.0136	2.0000e-004		2.5700e-003	2.5700e-003		2.5700e-003	2.5700e-003	0.0000	36.8827	36.8827	7.1000e-004	6.8000e-004	37.1019
Congregate Care (Assisted Living)	466530	2.5200e-003	0.0215	9.1500e-003	1.4000e-004		1.7400e-003	1.7400e-003		1.7400e-003	1.7400e-003	0.0000	24.8958	24.8958	4.8000e-004	4.6000e-004	25.0438
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	5.04071e+006	0.0272	0.2471	0.2076	1.4800e-003		0.0188	0.0188		0.0188	0.0188	0.0000	268.9913	268.9913	5.1600e-003	4.9300e-003	270.5897
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Retirement Community	2.25395e+006	0.0122	0.1039	0.0442	6.6000e-004		8.4000e-003	8.4000e-003		8.4000e-003	8.4000e-003	0.0000	120.2791	120.2791	2.3100e-003	2.2100e-003	120.9939
Strip Mall	28440	1.5000e-004	1.3900e-003	1.1700e-003	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	1.5177	1.5177	3.0000e-005	3.0000e-005	1.5267
Total		0.0457	0.4057	0.2756	2.4900e-003		0.0316	0.0316		0.0316	0.0316	0.0000	452.5666	452.5666	8.6900e-003	8.3100e-003	455.2560

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	691156	3.7300e-003	0.0319	0.0136	2.0000e-004		2.5700e-003	2.5700e-003		2.5700e-003	2.5700e-003	0.0000	36.8827	36.8827	7.1000e-004	6.8000e-004	37.1019
Congregate Care (Assisted Living)	466530	2.5200e-003	0.0215	9.1500e-003	1.4000e-004		1.7400e-003	1.7400e-003		1.7400e-003	1.7400e-003	0.0000	24.8958	24.8958	4.8000e-004	4.6000e-004	25.0438
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	5.04071e+006	0.0272	0.2471	0.2076	1.4800e-003		0.0188	0.0188		0.0188	0.0188	0.0000	268.9913	268.9913	5.1600e-003	4.9300e-003	270.5897
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Retirement Community	2.25395e+006	0.0122	0.1039	0.0442	6.6000e-004		8.4000e-003	8.4000e-003		8.4000e-003	8.4000e-003	0.0000	120.2791	120.2791	2.3100e-003	2.2100e-003	120.9939
Strip Mall	28440	1.5000e-004	1.3900e-003	1.1700e-003	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	1.5177	1.5177	3.0000e-005	3.0000e-005	1.5267
Total		0.0457	0.4057	0.2756	2.4900e-003		0.0316	0.0316		0.0316	0.0316	0.0000	452.5666	452.5666	8.6900e-003	8.3100e-003	455.2560

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	330268	73.6526	3.3000e-003	7.5000e-004	73.9582
Congregate Care (Assisted Living)	222931	49.7155	2.2200e-003	5.1000e-004	49.9218
Enclosed Parking Structure	362880	80.9254	3.6200e-003	8.2000e-004	81.2612
Hotel	866851	193.3154	8.6500e-003	1.9700e-003	194.1175
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	33600	7.4931	3.4000e-004	8.0000e-005	7.5242
Retirement Community	1.00324e+006	223.7309	0.0100	2.2800e-003	224.6592
Strip Mall	128280	28.6076	1.2800e-003	2.9000e-004	28.7263
Total		657.4404	0.0294	6.7000e-003	660.1683

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	330268	73.6526	3.3000e-003	7.5000e-004	73.9582
Congregate Care (Assisted Living)	222931	49.7155	2.2200e-003	5.1000e-004	49.9218
Enclosed Parking Structure	362880	80.9254	3.6200e-003	8.2000e-004	81.2612
Hotel	866851	193.3154	8.6500e-003	1.9700e-003	194.1175
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	33600	7.4931	3.4000e-004	8.0000e-005	7.5242
Retirement Community	1.00324e+006	223.7309	0.0100	2.2800e-003	224.6592
Strip Mall	128280	28.6076	1.2800e-003	2.9000e-004	28.7263
Total		657.4404	0.0294	6.7000e-003	660.1683

6.0 Area Detail

6.1 Mitigation Measures Area

Use only Natural Gas Hearths

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	2.4130	0.1634	2.7049	9.9000e-004		0.0253	0.0253		0.0253	0.0253	0.0000	158.1074	158.1074	7.1500e-003	2.8200e-003	159.1265
Unmitigated	2.4130	0.1634	2.7049	9.9000e-004		0.0253	0.0253		0.0253	0.0253	0.0000	158.1074	158.1074	7.1500e-003	2.8200e-003	159.1265

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.6285					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.6883					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0155	0.1328	0.0565	8.5000e-004		0.0107	0.0107		0.0107	0.0107	0.0000	153.7886	153.7886	2.9500e-003	2.8200e-003	154.7025
Landscaping	0.0807	0.0306	2.6484	1.4000e-004		0.0146	0.0146		0.0146	0.0146	0.0000	4.3188	4.3188	4.2100e-003	0.0000	4.4240
Total	2.4130	0.1634	2.7049	9.9000e-004		0.0253	0.0253		0.0253	0.0253	0.0000	158.1074	158.1074	7.1600e-003	2.8200e-003	159.1265

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.6285					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.6883					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0155	0.1328	0.0565	8.5000e-004		0.0107	0.0107		0.0107	0.0107	0.0000	153.7886	153.7886	2.9500e-003	2.8200e-003	154.7025
Landscaping	0.0807	0.0306	2.6484	1.4000e-004		0.0146	0.0146		0.0146	0.0146	0.0000	4.3188	4.3188	4.2100e-003	0.0000	4.4240
Total	2.4130	0.1634	2.7049	9.9000e-004		0.0253	0.0253		0.0253	0.0253	0.0000	158.1074	158.1074	7.1600e-003	2.8200e-003	159.1265

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	42.2580	0.6991	0.0168	64.7516
Unmitigated	52.8225	0.8739	0.0210	80.9395

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	5.21232 / 3.28603	10.5082	0.1702	4.1000e-003	15.9861
Congregate Care (Assisted Living)	3.51832 / 2.21807	7.0930	0.1149	2.7700e-003	10.7906
Enclosed Parking Structure	0 / 0	0.0000	0.0000	0.0000	0.0000
Hotel	2.73961 / 0.304401	4.4126	0.0894	2.1400e-003	7.2872
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Retirement Community	14.399 / 9.07766	29.0289	0.4703	0.0113	44.1616
Strip Mall	0.88887 / 0.544791	1.7798	0.0290	7.0000e-004	2.7139
Total		52.8225	0.8739	0.0210	80.9395

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	4.16986 / 2.62882	8.4066	0.1362	3.2800e-003	12.7889
Congregate Care (Assisted Living)	2.81465 / 1.77446	5.6744	0.0919	2.2100e-003	8.6325
Enclosed Parking Structure	0 / 0	0.0000	0.0000	0.0000	0.0000
Hotel	2.19169 / 0.243521	3.5301	0.0715	1.7200e-003	5.8298
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Retirement Community	11.5192 / 7.26212	23.2231	0.3762	9.0600e-003	35.3293
Strip Mall	0.711096 / 0.435833	1.4239	0.0232	5.6000e-004	2.1712
Total		42.2580	0.6991	0.0168	64.7516

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	46.8746	2.7702	0.0000	116.1297
Unmitigated	52.6680	3.1126	0.0000	130.4828

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	36.8	7.4701	0.4415	0.0000	18.5068
Congregate Care (Assisted Living)	49.27	10.0014	0.5911	0.0000	24.7780
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000
Hotel	59.13	12.0029	0.7094	0.0000	29.7366
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Retirement Community	101.66	20.6361	1.2196	0.0000	51.1250
Strip Mall	12.6	2.5577	0.1512	0.0000	6.3366
Total		52.6680	3.1126	0.0000	130.4828

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	32.752	6.6484	0.3929	0.0000	16.4710
Congregate Care (Assisted Living)	43.8503	8.9012	0.5261	0.0000	22.0524
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000
Hotel	52.6257	10.6825	0.6313	0.0000	26.4655
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Retirement Community	90.4774	18.3661	1.0854	0.0000	45.5012
Strip Mall	11.214	2.2763	0.1345	0.0000	5.6395
Total		46.8745	2.7702	0.0000	116.1297

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

North Village Addendum Operations - Sonoma-North Coast County, Summer

**North Village Addendum Operations
Sonoma-North Coast County, Summer**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking Structure	160.00	Space	1.44	64,000.00	0
Other Asphalt Surfaces	117.87	1000sqft	2.71	117,870.00	0
Other Non-Asphalt Surfaces	93.40	1000sqft	2.14	93,400.00	0
Parking Lot	240.00	Space	2.16	96,000.00	0
Hotel	108.00	Room	3.60	113,760.00	0
Apartments Mid Rise	80.00	Dwelling Unit	5.22	99,904.00	229
Congregate Care (Assisted Living)	54.00	Dwelling Unit	3.38	53,790.00	154
Retirement Community	221.00	Dwelling Unit	11.25	146,678.00	632
Strip Mall	12.00	1000sqft	0.28	12,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	75
Climate Zone	4			Operational Year	2021
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MW hr)	491.65	CH4 Intensity (lb/MW hr)	0.022	N2O Intensity (lb/MW hr)	0.005

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Adjusted based on California's Renewables Portfolio Standard (RPS)

Land Use - Based on North Village Narrative 110519

Construction Phase - Operations only

Off-road Equipment - Operations only

Trips and VMT - Operations only

Vehicle Trips - Trip rates based on TIA Addendum by W-Trans (11/25/19)

Woodstoves - Compliance with NSCAPCD Regulation IV

Water Mitigation - Compliance with Green Building Code Standards

Waste Mitigation - Statewide diversion/recycling materials (11% reduction)

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	30.00	1.00
tblFireplaces	FireplaceWoodMass	3,078.40	0.00
tblFireplaces	FireplaceWoodMass	3,078.40	0.00
tblFireplaces	FireplaceWoodMass	3,078.40	0.00
tblFireplaces	NumberWood	28.00	0.00
tblFireplaces	NumberWood	18.90	0.00
tblFireplaces	NumberWood	77.35	0.00
tblLandUse	LandUseSquareFeet	156,816.00	113,760.00
tblLandUse	LandUseSquareFeet	80,000.00	99,904.00
tblLandUse	LandUseSquareFeet	54,000.00	53,790.00
tblLandUse	LandUseSquareFeet	221,000.00	146,678.00
tblLandUse	LotAcreage	2.11	5.22
tblLandUse	LotAcreage	44.20	11.25
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.022
tblProjectCharacteristics	CO2IntensityFactor	641.35	491.65
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.005
tblVehicleTrips	ST_TR	6.39	7.48
tblVehicleTrips	ST_TR	2.20	2.60
tblVehicleTrips	ST_TR	8.19	8.36
tblVehicleTrips	ST_TR	2.03	3.70
tblVehicleTrips	ST_TR	42.04	44.32
tblVehicleTrips	SU_TR	5.86	7.48
tblVehicleTrips	SU_TR	2.44	2.60
tblVehicleTrips	SU_TR	5.95	8.36

tblVehicleTrips	SU_TR	1.95	3.70
tblVehicleTrips	SU_TR	20.43	44.32
tblVehicleTrips	WD_TR	6.65	7.48
tblVehicleTrips	WD_TR	2.74	2.60
tblVehicleTrips	WD_TR	8.17	8.36
tblVehicleTrips	WD_TR	2.40	3.70
tblWoodstoves	WoodstoveWoodMass	3,019.20	0.00
tblWoodstoves	WoodstoveWoodMass	3,019.20	0.00
tblWoodstoves	WoodstoveWoodMass	3,019.20	0.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	13.9699	3.5784	30.8048	0.0222		0.4239	0.4239		0.4239	0.4239	0.0000	4,187.6020	4,187.6020	0.1308	0.0758	4,213.4607
Energy	0.2506	2.2230	1.5103	0.0137		0.1731	0.1731		0.1731	0.1731		2,733.5303	2,733.5303	0.0524	0.0501	2,749.7743
Mobile	6.1934	26.8144	62.7312	0.1900	14.9265	0.1887	15.1152	4.0017	0.1773	4.1789		19,230.1788	19,230.1788	0.8214		19,250.7139
Total	20.4139	32.6157	95.0462	0.2259	14.9265	0.7858	15.7123	4.0017	0.7743	4.7760	0.0000	26,151.3111	26,151.3111	1.0046	0.1259	26,213.9490

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	13.9699	3.5784	30.8048	0.0222		0.4239	0.4239		0.4239	0.4239	0.0000	4,187.6020	4,187.6020	0.1308	0.0758	4,213.4607
Energy	0.2506	2.2230	1.5103	0.0137		0.1731	0.1731		0.1731	0.1731		2,733.5303	2,733.5303	0.0524	0.0501	2,749.7743
Mobile	6.1934	26.8144	62.7312	0.1900	14.9265	0.1887	15.1152	4.0017	0.1773	4.1789		19,230.1788	19,230.1788	0.8214		19,250.7139
Total	20.4139	32.6157	95.0462	0.2259	14.9265	0.7858	15.7123	4.0017	0.7743	4.7760	0.0000	26,151.3111	26,151.3111	1.0046	0.1259	26,213.9490

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	6.1934	26.8144	62.7312	0.1900	14.9265	0.1887	15.1152	4.0017	0.1773	4.1789		19,230.1788	19,230.1788	0.8214		19,250.7139
Unmitigated	6.1934	26.8144	62.7312	0.1900	14.9265	0.1887	15.1152	4.0017	0.1773	4.1789		19,230.1788	19,230.1788	0.8214		19,250.7139

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	598.75	598.75	598.75	1,717,641	1,717,641
Congregate Care (Assisted Living)	140.40	140.40	140.40	402,767	402,767
Enclosed Parking Structure	0.00	0.00	0.00		
Hotel	902.88	902.88	902.88	1,715,409	1,715,409
Other Asphalt Surfaces	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Retirement Community	817.70	817.70	817.70	2,345,744	2,345,744
Strip Mall	531.84	531.84	531.84	819,051	819,051
Total	2,991.57	2,991.57	2,991.57	7,000,613	7,000,613

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	10.80	7.30	7.50	42.90	19.50	37.60	86	11	3
Congregate Care (Assisted Living)	10.80	7.30	7.50	42.90	19.50	37.60	86	11	3
Enclosed Parking Structure	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Hotel	9.50	7.30	7.30	19.40	61.60	19.00	58	38	4
Other Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Retirement Community	10.80	7.30	7.50	42.90	19.50	37.60	86	11	3
Strip Mall	9.50	7.30	7.30	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.578299	0.039453	0.169996	0.109068	0.028307	0.006716	0.029274	0.026666	0.003071	0.001838	0.005325	0.000874	0.001112
Congregate Care (Assisted Living)	0.578299	0.039453	0.169996	0.109068	0.028307	0.006716	0.029274	0.026666	0.003071	0.001838	0.005325	0.000874	0.001112
Enclosed Parking Structure	0.578299	0.039453	0.169996	0.109068	0.028307	0.006716	0.029274	0.026666	0.003071	0.001838	0.005325	0.000874	0.001112
Hotel	0.578299	0.039453	0.169996	0.109068	0.028307	0.006716	0.029274	0.026666	0.003071	0.001838	0.005325	0.000874	0.001112
Other Asphalt Surfaces	0.578299	0.039453	0.169996	0.109068	0.028307	0.006716	0.029274	0.026666	0.003071	0.001838	0.005325	0.000874	0.001112
Other Non-Asphalt Surfaces	0.578299	0.039453	0.169996	0.109068	0.028307	0.006716	0.029274	0.026666	0.003071	0.001838	0.005325	0.000874	0.001112
Parking Lot	0.578299	0.039453	0.169996	0.109068	0.028307	0.006716	0.029274	0.026666	0.003071	0.001838	0.005325	0.000874	0.001112
Retirement Community	0.578299	0.039453	0.169996	0.109068	0.028307	0.006716	0.029274	0.026666	0.003071	0.001838	0.005325	0.000874	0.001112
Strip Mall	0.578299	0.039453	0.169996	0.109068	0.028307	0.006716	0.029274	0.026666	0.003071	0.001838	0.005325	0.000874	0.001112

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.2506	2.2230	1.5103	0.0137		0.1731	0.1731		0.1731	0.1731		2,733.5303	2,733.5303	0.0524	0.0501	2,749.7743
NaturalGas Unmitigated	0.2506	2.2230	1.5103	0.0137		0.1731	0.1731		0.1731	0.1731		2,733.5303	2,733.5303	0.0524	0.0501	2,749.7743

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	1893.58	0.0204	0.1745	0.0743	1.1100e-003		0.0141	0.0141		0.0141	0.0141		222.7739	222.7739	4.2700e-003	4.0800e-003	224.0977
Congregate Care (Assisted Living)	1278.17	0.0138	0.1178	0.0501	7.5000e-004		9.5200e-003	9.5200e-003		9.5200e-003	9.5200e-003		150.3724	150.3724	2.8800e-003	2.7600e-003	151.2660
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	13810.2	0.1489	1.3539	1.1373	8.1200e-003		0.1029	0.1029		0.1029	0.1029		1,624.7238	1,624.7238	0.0311	0.0298	1,634.3787
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Retirement Community	6175.19	0.0666	0.5691	0.2422	3.6300e-003		0.0460	0.0460		0.0460	0.0460		726.4934	726.4934	0.0139	0.0133	730.8106
Strip Mall	77.9178	8.4000e-004	7.6400e-003	6.4200e-003	5.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004		9.1668	9.1668	1.8000e-004	1.7000e-004	9.2213
Total		0.2506	2.2230	1.5103	0.0137		0.1731	0.1731		0.1731	0.1731		2,733.5303	2,733.5303	0.0524	0.0501	2,749.7743

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	1.89358	0.0204	0.1745	0.0743	1.1100e-003		0.0141	0.0141		0.0141	0.0141		222.7739	222.7739	4.2700e-003	4.0800e-003	224.0977
Congregate Care (Assisted Living)	1.27817	0.0138	0.1178	0.0501	7.5000e-004		9.5200e-003	9.5200e-003		9.5200e-003	9.5200e-003		150.3724	150.3724	2.8800e-003	2.7600e-003	151.2660
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	13.8102	0.1489	1.3539	1.1373	8.1200e-003		0.1029	0.1029		0.1029	0.1029		1,624.7238	1,624.7238	0.0311	0.0298	1,634.3787
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Retirement Community	6.17519	0.0666	0.5691	0.2422	3.6300e-003		0.0460	0.0460		0.0460	0.0460		726.4934	726.4934	0.0139	0.0133	730.8106
Strip Mall	0.0779176	8.4000e-004	7.6400e-003	6.4200e-003	5.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004		9.1668	9.1668	1.8000e-004	1.7000e-004	9.2213
Total		0.2506	2.2230	1.5103	0.0137		0.1731	0.1731		0.1731	0.1731		2,733.5303	2,733.5303	0.0524	0.0501	2,749.7743

6.0 Area Detail

6.1 Mitigation Measures Area

Use only Natural Gas Hearths

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	13.9699	3.5784	30.8048	0.0222		0.4239	0.4239		0.4239	0.4239	0.0000	4,187.6020	4,187.6020	0.1308	0.0758	4,213.4607
Unmitigated	13.9699	3.5784	30.8048	0.0222		0.4239	0.4239		0.4239	0.4239	0.0000	4,187.6020	4,187.6020	0.1308	0.0758	4,213.4607

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	3.4439					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	9.2507					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.3790	3.2389	1.3782	0.0207		0.2619	0.2619		0.2619	0.2619	0.0000	4,134.7059	4,134.7059	0.0793	0.0758	4,159.2764
Landscaping	0.8963	0.3395	29.4265	1.5500e-003		0.1621	0.1621		0.1621	0.1621		52.8961	52.8961	0.0515		54.1844
Total	13.9699	3.5784	30.8048	0.0222		0.4239	0.4239		0.4239	0.4239	0.0000	4,187.6020	4,187.6020	0.1308	0.0758	4,213.4607

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	3.4439					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	9.2507					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.3790	3.2389	1.3782	0.0207		0.2619	0.2619		0.2619	0.2619	0.0000	4,134.7059	4,134.7059	0.0793	0.0758	4,159.2764
Landscaping	0.8963	0.3395	29.4265	1.5500e-003		0.1621	0.1621		0.1621	0.1621		52.8961	52.8961	0.0515		54.1844
Total	13.9699	3.5784	30.8048	0.0222		0.4239	0.4239		0.4239	0.4239	0.0000	4,187.6020	4,187.6020	0.1308	0.0758	4,213.4607

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

North Village Addendum Operations - Sonoma-North Coast County, Winter

North Village Addendum Operations
Sonoma-North Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking Structure	160.00	Space	1.44	64,000.00	0
Other Asphalt Surfaces	117.87	1000sqft	2.71	117,870.00	0
Other Non-Asphalt Surfaces	93.40	1000sqft	2.14	93,400.00	0
Parking Lot	240.00	Space	2.16	96,000.00	0
Hotel	108.00	Room	3.60	113,760.00	0
Apartments Mid Rise	80.00	Dwelling Unit	5.22	99,904.00	229
Congregate Care (Assisted Living)	54.00	Dwelling Unit	3.38	53,790.00	154
Retirement Community	221.00	Dwelling Unit	11.25	146,678.00	632
Strip Mall	12.00	1000sqft	0.28	12,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	75
Climate Zone	4	Operational Year	2021		
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MW hr)	491.65	CH4 Intensity (lb/MW hr)	0.022	N2O Intensity (lb/MW hr)	0.005

1.3 User Entered Comments & Non-Default Data

- Project Characteristics - Adjusted based on California's Renewables Portfolio Standard (RPS)
- Land Use - Based on North Village Narrative 110519
- Construction Phase - Operations only
- Off-road Equipment - Operations only
- Trips and VMT - Operations only
- Vehicle Trips - Trip rates based on TIA Addendum by W-Trans (11/25/19)
- Woodstoves - Compliance with NSCAPCD Regulation IV

Water Mitigation - Compliance with Green Building Code Standards

Waste Mitigation - Statewide diversion/recycling materials (11% reduction)

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	30.00	1.00
tblFireplaces	FireplaceWoodMass	3,078.40	0.00
tblFireplaces	FireplaceWoodMass	3,078.40	0.00
tblFireplaces	FireplaceWoodMass	3,078.40	0.00
tblFireplaces	NumberWood	28.00	0.00
tblFireplaces	NumberWood	18.90	0.00
tblFireplaces	NumberWood	77.35	0.00
tblLandUse	LandUseSquareFeet	156,816.00	113,760.00
tblLandUse	LandUseSquareFeet	80,000.00	99,904.00
tblLandUse	LandUseSquareFeet	54,000.00	53,790.00
tblLandUse	LandUseSquareFeet	221,000.00	146,678.00
tblLandUse	LotAcreage	2.11	5.22
tblLandUse	LotAcreage	44.20	11.25
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.022
tblProjectCharacteristics	CO2IntensityFactor	641.35	491.65
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.005
tblVehicleTrips	ST_TR	6.39	7.48
tblVehicleTrips	ST_TR	2.20	2.60
tblVehicleTrips	ST_TR	8.19	8.36
tblVehicleTrips	ST_TR	2.03	3.70
tblVehicleTrips	ST_TR	42.04	44.32
tblVehicleTrips	SU_TR	5.86	7.48
tblVehicleTrips	SU_TR	2.44	2.60
tblVehicleTrips	SU_TR	5.95	8.36

tblVehicleTrips	SU_TR	1.95	3.70
tblVehicleTrips	SU_TR	20.43	44.32
tblVehicleTrips	WD_TR	6.65	7.48
tblVehicleTrips	WD_TR	2.74	2.60
tblVehicleTrips	WD_TR	8.17	8.36
tblVehicleTrips	WD_TR	2.40	3.70
tblWoodstoves	WoodstoveWoodMass	3,019.20	0.00
tblWoodstoves	WoodstoveWoodMass	3,019.20	0.00
tblWoodstoves	WoodstoveWoodMass	3,019.20	0.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	13.9699	3.5784	30.8048	0.0222		0.4239	0.4239		0.4239	0.4239	0.0000	4,187.6020	4,187.6020	0.1308	0.0758	4,213.4607
Energy	0.2506	2.2230	1.5103	0.0137		0.1731	0.1731		0.1731	0.1731		2,733.5303	2,733.5303	0.0524	0.0501	2,749.7743
Mobile	5.5107	28.3307	64.9057	0.1797	14.9265	0.1908	15.1172	4.0017	0.1792	4.1809		18,184.1804	18,184.1804	0.8425		18,205.2437
Total	19.7312	34.1320	97.2208	0.2156	14.9265	0.7878	15.7143	4.0017	0.7763	4.7779	0.0000	25,105.3127	25,105.3127	1.0257	0.1259	25,168.4787

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	13.9699	3.5784	30.8048	0.0222		0.4239	0.4239		0.4239	0.4239	0.0000	4,187.6020	4,187.6020	0.1308	0.0758	4,213.4607
Energy	0.2506	2.2230	1.5103	0.0137		0.1731	0.1731		0.1731	0.1731		2,733.5303	2,733.5303	0.0524	0.0501	2,749.7743
Mobile	5.5107	28.3307	64.9057	0.1797	14.9265	0.1908	15.1172	4.0017	0.1792	4.1809		18,184.1804	18,184.1804	0.8425		18,205.2437
Total	19.7312	34.1320	97.2208	0.2156	14.9265	0.7878	15.7143	4.0017	0.7763	4.7779	0.0000	25,105.3127	25,105.3127	1.0257	0.1259	25,168.4787

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	5.5107	28.3307	64.9057	0.1797	14.9265	0.1908	15.1172	4.0017	0.1792	4.1809		18,184.1804	18,184.1804	0.8425		18,205.2437
Unmitigated	5.5107	28.3307	64.9057	0.1797	14.9265	0.1908	15.1172	4.0017	0.1792	4.1809		18,184.1804	18,184.1804	0.8425		18,205.2437

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	598.75	598.75	598.75	1,717,641	1,717,641
Congregate Care (Assisted Living)	140.40	140.40	140.40	402,767	402,767
Enclosed Parking Structure	0.00	0.00	0.00		
Hotel	902.88	902.88	902.88	1,715,409	1,715,409
Other Asphalt Surfaces	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Retirement Community	817.70	817.70	817.70	2,345,744	2,345,744
Strip Mall	531.84	531.84	531.84	819,051	819,051
Total	2,991.57	2,991.57	2,991.57	7,000,613	7,000,613

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	10.80	7.30	7.50	42.90	19.50	37.60	86	11	3
Congregate Care (Assisted Living)	10.80	7.30	7.50	42.90	19.50	37.60	86	11	3
Enclosed Parking Structure	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Hotel	9.50	7.30	7.30	19.40	61.60	19.00	58	38	4
Other Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Retirement Community	10.80	7.30	7.50	42.90	19.50	37.60	86	11	3
Strip Mall	9.50	7.30	7.30	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.578299	0.039453	0.169996	0.109068	0.028307	0.006716	0.029274	0.026666	0.003071	0.001838	0.005325	0.000874	0.001112
Congregate Care (Assisted Living)	0.578299	0.039453	0.169996	0.109068	0.028307	0.006716	0.029274	0.026666	0.003071	0.001838	0.005325	0.000874	0.001112
Enclosed Parking Structure	0.578299	0.039453	0.169996	0.109068	0.028307	0.006716	0.029274	0.026666	0.003071	0.001838	0.005325	0.000874	0.001112
Hotel	0.578299	0.039453	0.169996	0.109068	0.028307	0.006716	0.029274	0.026666	0.003071	0.001838	0.005325	0.000874	0.001112
Other Asphalt Surfaces	0.578299	0.039453	0.169996	0.109068	0.028307	0.006716	0.029274	0.026666	0.003071	0.001838	0.005325	0.000874	0.001112
Other Non-Asphalt Surfaces	0.578299	0.039453	0.169996	0.109068	0.028307	0.006716	0.029274	0.026666	0.003071	0.001838	0.005325	0.000874	0.001112
Parking Lot	0.578299	0.039453	0.169996	0.109068	0.028307	0.006716	0.029274	0.026666	0.003071	0.001838	0.005325	0.000874	0.001112
Retirement Community	0.578299	0.039453	0.169996	0.109068	0.028307	0.006716	0.029274	0.026666	0.003071	0.001838	0.005325	0.000874	0.001112
Strip Mall	0.578299	0.039453	0.169996	0.109068	0.028307	0.006716	0.029274	0.026666	0.003071	0.001838	0.005325	0.000874	0.001112

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.2506	2.2230	1.5103	0.0137		0.1731	0.1731		0.1731	0.1731		2,733.5303	2,733.5303	0.0524	0.0501	2,749.7743
NaturalGas Unmitigated	0.2506	2.2230	1.5103	0.0137		0.1731	0.1731		0.1731	0.1731		2,733.5303	2,733.5303	0.0524	0.0501	2,749.7743

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	1893.58	0.0204	0.1745	0.0743	1.1100e-003		0.0141	0.0141		0.0141	0.0141		222.7739	222.7739	4.2700e-003	4.0800e-003	224.0977
Congregate Care (Assisted Living)	1278.17	0.0138	0.1178	0.0501	7.5000e-004		9.5200e-003	9.5200e-003		9.5200e-003	9.5200e-003		150.3724	150.3724	2.8800e-003	2.7600e-003	151.2660
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	13810.2	0.1489	1.3539	1.1373	8.1200e-003		0.1029	0.1029		0.1029	0.1029		1,624.7238	1,624.7238	0.0311	0.0298	1,634.3787
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Retirement Community	6175.19	0.0666	0.5691	0.2422	3.6300e-003		0.0460	0.0460		0.0460	0.0460		726.4934	726.4934	0.0139	0.0133	730.8106
Strip Mall	77.9178	8.4000e-004	7.6400e-003	6.4200e-003	5.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004		9.1668	9.1668	1.8000e-004	1.7000e-004	9.2213
Total		0.2506	2.2230	1.5103	0.0137		0.1731	0.1731		0.1731	0.1731		2,733.5303	2,733.5303	0.0524	0.0501	2,749.7743

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	1.89358	0.0204	0.1745	0.0743	1.1100e-003		0.0141	0.0141		0.0141	0.0141		222.7739	222.7739	4.2700e-003	4.0800e-003	224.0977
Congregate Care (Assisted Living)	1.27817	0.0138	0.1178	0.0501	7.5000e-004		9.5200e-003	9.5200e-003		9.5200e-003	9.5200e-003		150.3724	150.3724	2.8800e-003	2.7600e-003	151.2660
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	13.8102	0.1489	1.3539	1.1373	8.1200e-003		0.1029	0.1029		0.1029	0.1029		1,624.7238	1,624.7238	0.0311	0.0298	1,634.3787
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Retirement Community	6.17519	0.0666	0.5691	0.2422	3.6300e-003		0.0460	0.0460		0.0460	0.0460		726.4934	726.4934	0.0139	0.0133	730.8106
Strip Mall	0.0779176	8.4000e-004	7.6400e-003	6.4200e-003	5.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004		9.1668	9.1668	1.8000e-004	1.7000e-004	9.2213
Total		0.2506	2.2230	1.5103	0.0137		0.1731	0.1731		0.1731	0.1731		2,733.5303	2,733.5303	0.0524	0.0501	2,749.7743

6.0 Area Detail

6.1 Mitigation Measures Area

Use only Natural Gas Hearths

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	13.9699	3.5784	30.8048	0.0222		0.4239	0.4239		0.4239	0.4239	0.0000	4,187.6020	4,187.6020	0.1308	0.0758	4,213.4607
Unmitigated	13.9699	3.5784	30.8048	0.0222		0.4239	0.4239		0.4239	0.4239	0.0000	4,187.6020	4,187.6020	0.1308	0.0758	4,213.4607

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	3.4439					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	9.2507					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.3790	3.2389	1.3782	0.0207		0.2619	0.2619		0.2619	0.2619	0.0000	4,134.7059	4,134.7059	0.0793	0.0758	4,159.2764
Landscaping	0.8963	0.3395	29.4265	1.5500e-003		0.1621	0.1621		0.1621	0.1621		52.8961	52.8961	0.0515		54.1844
Total	13.9699	3.5784	30.8048	0.0222		0.4239	0.4239		0.4239	0.4239	0.0000	4,187.6020	4,187.6020	0.1308	0.0758	4,213.4607

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	3.4439					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	9.2507					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.3790	3.2389	1.3782	0.0207		0.2619	0.2619		0.2619	0.2619	0.0000	4,134.7059	4,134.7059	0.0793	0.0758	4,159.2764
Landscaping	0.8963	0.3395	29.4265	1.5500e-003		0.1621	0.1621		0.1621	0.1621		52.8961	52.8961	0.0515		54.1844
Total	13.9699	3.5784	30.8048	0.0222		0.4239	0.4239		0.4239	0.4239	0.0000	4,187.6020	4,187.6020	0.1308	0.0758	4,213.4607

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

North Village Addendum

Summary of Energy Use During Operations

(Annually)

Operation vehicle fuel

287,989 gallons (gasoline, diesel)

Operation natural gas

8,480,786 kilo-British Thermal Units

Operation electricity

2,948,050 kilowatt hours

Operation Fuel Calculation

California Air Resource Board (ARB). 2019. EMFAC2014 Web Database. Website: <https://www.arb.ca.gov/emfac/2014/>. Accessed December 27, 2019

EMFAC2014 (v1.0.7) Emissions Inventory

Region Type: County

Region: Sonoma

Calendar Year: 2021

Season: Annual

Vehicle Classification: EMFAC2007 Categories

Units: miles/day for VMT, trips/day for Trips, tons/day for Emissions, 1000 gallons/day for Fuel Consumption

VMT = Vehicle Miles Traveled

FE = Fuel Economy

Given

Calculations

Region	CalYr	VehClass	MdlYr	Speed	Fuel	Population	VMT	Fuel Consumption	FE	VMT*FE
Sonoma	2021	HHDT	Aggregated	Aggregated	GAS	16.2357747	1901.58782	0.413152808	4.602626	8752.297397
Sonoma	2021	HHDT	Aggregated	Aggregated	DSL	1990.65771	245931.739	43.4813758	5.656025	1390996.01
Sonoma	2021	LDA	Aggregated	Aggregated	GAS	127800.651	5124518.91	176.0277166	29.112	149184995.2
Sonoma	2021	LDA	Aggregated	Aggregated	DSL	1744.04913	66522.4195	1.85737646	35.81526	2382517.703
Sonoma	2021	LDT1	Aggregated	Aggregated	GAS	10787.9328	366089.647	15.28725683	23.94737	8766885.439
Sonoma	2021	LDT1	Aggregated	Aggregated	DSL	24.1208699	393.849078	0.015190621	25.92712	10211.37273
Sonoma	2021	LDT2	Aggregated	Aggregated	GAS	37609.0288	1576995.55	71.98203753	21.90818	34549104.69
Sonoma	2021	LDT2	Aggregated	Aggregated	DSL	61.9427824	2947.49564	0.101025801	29.17567	85995.16575
Sonoma	2021	LHDT1	Aggregated	Aggregated	GAS	3740.69359	110465.203	11.55172881	9.562656	1056340.683
Sonoma	2021	LHDT1	Aggregated	Aggregated	DSL	4692.50238	152622.895	8.910520906	17.12839	2614184.771
Sonoma	2021	LHDT2	Aggregated	Aggregated	GAS	518.335158	18866.9752	2.158259728	8.741754	164930.4524
Sonoma	2021	LHDT2	Aggregated	Aggregated	DSL	1142.21655	43547.786	2.801706884	15.54331	676876.5416
Sonoma	2021	MCY	Aggregated	Aggregated	GAS	7475.81569	49489.7954	1.405497211	35.21159	1742614.519
Sonoma	2021	MDV	Aggregated	Aggregated	GAS	30063.4821	995008.243	62.82762792	15.83711	15758057.98
Sonoma	2021	MDV	Aggregated	Aggregated	DSL	429.500068	18671.0489	0.848846587	21.99579	410684.4192
Sonoma	2021	MH	Aggregated	Aggregated	GAS	944.722673	7969.92947	1.217382531	6.546775	52177.3347
Sonoma	2021	MH	Aggregated	Aggregated	DSL	264.027529	2361.92909	0.247348009	9.549012	22554.08911
Sonoma	2021	MHDT	Aggregated	Aggregated	GAS	329.754643	15106.2266	2.391642459	6.316256	95414.79808
Sonoma	2021	MHDT	Aggregated	Aggregated	DSL	4906.57378	256968.217	30.90363593	8.315145	2136728.012
Sonoma	2021	OBUS	Aggregated	Aggregated	GAS	150.418135	7934.25359	1.215986499	6.524952	51770.62412
Sonoma	2021	OBUS	Aggregated	Aggregated	DSL	259.670519	20604.4692	2.843487843	7.246196	149304.0142
Sonoma	2021	SBUS	Aggregated	Aggregated	GAS	21.1385156	1094.23205	0.091929642	11.90293	13024.56687
Sonoma	2021	SBUS	Aggregated	Aggregated	DSL	184.829458	7031.80495	0.971560625	7.237639	50893.66491
Sonoma	2021	UBUS	Aggregated	Aggregated	GAS	51.7428284	7584.28379	1.53122594	4.953079	37565.56046
Sonoma	2021	UBUS	Aggregated	Aggregated	DSL	65.6686323	9499.33669	2.153322052	4.41148	41906.13175

Vehicles	
Sum of VMT*FE	221454486
Total VMT	9110127.821
Weighted Average FE	24.30860361 miles/gallon

Total VMT

Source: AQ/GHG Appendix, CalEEMod Output

North Village Addendum Operations - Sonoma-North Coast County, Annual

Date: 1/29/2020 1:35 PM

	VMT	Fuel Consumption
Vehicles	7,000,613	287,989
Total	7,000,613	287,989

Total VMT	7,000,613 miles
Fuel consumption	287,989 gallons per year

Operation Natural Gas Use

Source: AQ/GHG Appendix, CalEEMod Output

North Village Addendum Operations - Sonoma-North Coast County, Annual

Date: 1/29/2020 1:35 PM

kBTU/yr = kilo-British Thermal Units/year
CF = cubic feet

Land Use	Natural Gas Use kBTU/yr
Apartments Mid Rise	691,156
Congregate Care (Assisted Living)	466,530
Enclosed Parking Structure	-
Hotel	5,040,710
Other Asphalt Surfaces	-
Other Non-Asphalt Surfaces	-
Parking Lot	-
Retirement Community	2,253,950
Strip Mall	28,440
Total	8,480,786 kBTU/yr

Conversion from kBTU/yr to CF/yr

Abraxas. 2019. Energy Conversion Calculator.

Website: <https://www.abraxasenergy.com/energy-resources/toolbox/conversion-calculators/energy/>. Accessed December 27, 2019.

Equivalency:

8,480,786 kBTU/yr
84,808 therms

Mitigated

Land Use	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NIIO-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										Mt/yr					
Apartments Mid Rise	691156	0.17500e-003	0.00119	0.0130	2.0000e-004	2.5700e-003	2.5700e-003	2.5700e-003	2.5700e-003	2.5700e-003	2.5700e-003	0.0000	36.8827	36.8827	7.1000e-004	18.8000e-004	37.1019
Congregate Care (Assisted Living)	466530	2.5200e-003	0.00216	0.1500e-003	1.4000e-004	1.7400e-003	1.7400e-003	1.7400e-003	1.7400e-003	1.7400e-003	1.7400e-003	0.0000	24.8958	24.8958	4.8000e-004	4.8000e-004	25.0438
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	5040710	0.0272	0.2471	0.2076	1.4800e-003	0.0196	0.0183	0.0183	0.0183	0.0183	0.0183	0.0000	286.9913	286.9913	1.1800e-003	4.9300e-003	290.5697
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Retirement Community	2253950	0.0122	0.1039	0.0442	8.8000e-004	8.4000e-003	8.4000e-003	8.4000e-003	8.4000e-003	8.4000e-003	8.4000e-003	0.0000	120.2791	120.2791	2.3100e-003	12.2100e-003	120.9939
Strip Mall	28440	1.5000e-004	1.3900e-003	1.1700e-003	1.0000e-005	1.1000e-004	1.1000e-004	1.1000e-004	1.1000e-004	1.1000e-004	1.1000e-004	0.0000	1.5177	1.5177	3.0000e-005	3.0000e-005	1.5267
Total		0.0457	0.4057	0.2756	2.8900e-003	0.0316	0.0316	0.0316	0.0316	0.0316	0.0316	0.0000	452.5666	452.5666	8.6500e-003	8.3100e-003	455.2560

Energy Conversion Calculator

Convert From:

8480786

kBtu

how many decimal places?

Convert

To:

8480786000

Btu

8480786

kBtu

8480.786

Million BTU

894773807715

Joules

8947738077.14

kiloJoules

8947738.077

MegaJoules

2485472.434

kWh

2485.472

MWh

84807.86

therm

8480.786

decatherm

83144.947

natural gas CCF

8314496.078

natural gas CF

Operation Electricity Use

Source: AQ/GHG Appendix, CalEEMod Output

North Village Addendum Operations - Sonoma-North Coast County, Annual

Date: 1/29/2020 1:35 PM

kWh/yr = kilowatt hours per year

Land Use	Electricity Use (kWh/yr)
Apartments Mid Rise	330,268
Congregate Care (Assisted Living)	222,931
Enclosed Parking Structure	362,880
Hotel	866,851
Other Asphalt Surfaces	-
Other Non-Asphalt Surfaces	-
Parking Lot	33,600
Retirement Community	1,003,240
Strip Mall	128,280
Total Electricity Use	2,948,050 kWh/yr

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	330268	73.6526	3.3000e-003	7.5000e-004	73.9582
Congregate Care (Assisted Living)	222931	49.7155	2.2200e-003	5.1000e-004	49.9218
Enclosed Parking Structure	362880	80.9254	3.6200e-003	8.2000e-004	81.2612
Hotel	866851	193.3154	8.6500e-003	1.9700e-003	194.1175
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	33600	7.4931	3.4000e-004	8.0000e-005	7.5242
Retirement Community	1,003,240	223.7309	0.0100	2.2800e-003	224.6592
Strip Mall	128280	28.6076	1.2800e-003	2.9000e-004	28.7263
Total		657.4404	0.0294	6.7000e-003	660.1683

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**Appendix B:
Addendum to the Traffic Impact Study**

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November 27, 2019

Ms. Mary Bean
First Carbon Solutions
1350 Treat Boulevard
Walnut Creek, CA 94597

Addendum to the *Traffic Impact Study for the North Entry Area Plan*

Dear Ms. Bean;

As requested, the following information is provided to compare the trip generation potential of the North Entry Area Plan EIR published on April 9, 2019, with that of the proposed North Village project in the City of Healdsburg. The currently proposed North Village has different land uses and intensities compared to the project as evaluated in the North Entry Area Plan EIR. The following information supplements or replaces information in the Transportation and Traffic section of the City of Healdsburg's *North Entry Area Plan* Final Environmental Impact Report, as indicated.

Changes to the Project Description

The project as evaluated in the *North Entry Area Plan* (NEAP) Final Environmental Impact Report (FEIR) included 290 dwelling units, 130 hotel rooms, 40,000 square feet of office space, and 30,000 square feet of retail space. Under the Full Buildout scenario, the project was expected to generate 4,930 daily trips, including 259 trips during the a.m. peak hour, and 351 trips during the p.m. peak hour as shown in Table 3.2-4 of the EIR.

The proposed North Village project consists of a 221-unit independent senior living facility, 75 multi-family units, five live-work units, a 108-room hotel, 12,000 square feet of retail space, a 30-bed memory care facility, and a 24-bed assisted living facility.

In comparison to the project description applied for analysis of the *North Entry Area Plan*, the North Village project consists of eleven more residential units, 30 memory care beds, 24 assisted living beds, and 22 fewer hotel rooms, 40,000 square feet less office space, and 8,000 square feet less of retail space.

Trip Generation

The anticipated trip generation for land use development was estimated using standard trip rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual*, 10th Edition, 2017 as well as the 9th edition published in 2012. The standard trip rates for Multifamily Housing (Land Use #220), Senior Adult Housing (Land Use #252), Hotel (Land Use #310), and Specialty Retail Center (Land Use #826) were applied as these descriptions most closely match the proposed land uses.

To retain consistency with the NEAP EIR, the trip generation estimation for the North Village project uses rates for Specialty Retail Center (Land Use #826) from the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition, 2012; this land use was deleted from the 10th Edition. Additionally, custom rates were used to estimate the expected trip generation potential of the five live-work units based on existing developments in downtown Santa Rosa, California. Further, to be conservative, the trip generation estimate for both the assisted living and memory care portions of the proposed project were based on applicable rates for Assisted Living (Land Use #254) as this has higher rates than Congregate Care, another potentially applicable land use.

Based on the proposed land use intensities of the North Village project, the project's trip generation has been updated as indicated in Table 3.2-4, Trip Generation Summary (Updated); this replaces Table 3.2-4 in the NEAP EIR.

The project as proposed is expected to generate 2,992 daily trips, 157 a.m. peak hour trips, and 216 p.m. trips. In comparison to the expected trip generation of the NEAP EIR, the North Village project trip estimate includes 1,938 fewer daily trips, 102 fewer a.m. peak hour trips, and 135 fewer trips during the p.m. peak hour.

Table 3.2-4 – Trip Generation Summary (Updated)

Land Use	Units	Daily		AM Peak Hour				PM Peak Hour			
		Rate	Trips	Rate	Trips	In	Out	Rate	Trips	In	Out
NEAP		n/a	4,930	n/a	259	129	130	n/a	351	164	187
North Village Project											
Hotel	108 rooms	8.36	903	0.47	51	30	21	0.60	65	33	32
Senior Living Facility	221 du	3.70	818	0.20	44	15	29	0.26	57	32	25
Multifamily Housing	75 du	7.32	549	0.46	35	8	27	0.56	42	26	16
Live-Work	5 units	9.95	50	0.86	4	3	1	0.94	5	2	3
Retail	12.0 ksf	44.32	532	0.96	12	7	5	2.71	33	14	19
Memory Care Facility	30 beds	2.60	78	0.19	6	4	2	0.26	8	3	5
Assisted Living Facility	24 beds	2.60	62	0.19	5	3	2	0.26	6	2	4
Subtotal			2,992		157	70	87		216	112	104
Net Change			-1,938		-102	-59	-43		-135	-52	-83

Note: du = dwelling unit; ksf = 1,000 square feet

Because the North Village project would be expected to generate significantly fewer trips than were used in the analysis of the NEAP EIR, the analysis can reasonably be expected to account for, and in fact overstate, the impacts that would be experienced as a result of the North Village project. The findings and mitigation measures as indicated in the NEAP EIR would therefore remain valid. No additional impacts or mitigations would be anticipated as the trip generation of the North Village project is less than that which was used for the analysis supporting the NEAP EIR.

Thank you for giving W-Trans the opportunity to provide these services. Please call if you have any questions.

Sincerely,


 Andre Huff
 Assistant Planner


 Dalene J. Whitlock, PE, PTOE
 Senior Principal

