



U.S. Department of Housing and Urban Development
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Washington, DC 20410
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Environmental Assessment

Determinations and Compliance Findings for HUD-assisted Projects

24 CFR Part 58

Project Information

Project Name: Dry Creek Commons Project (Design Review Permit DR 2022-01)

Responsible Entity: City of Healdsburg, Community Development Department

Certifying Officer Name and Title: Scott Duiven, Community Development Director,
City of Healdsburg

Grant Recipient (if different than Responsible Entity): Burbank Housing Development Corporation

State/Local Identifier: California / County of Sonoma / City of Healdsburg

Preparer: SWCA Environmental Consultants (Peter Mye, Lead Environmental Planner)

Consultant:

SWCA Environmental Consultants
95 Third Street, Floor 2
San Francisco, California 94103

Direct Comments to:

Ellen McDowell, Senior Planner
City of Healdsburg, Community Development Department
Phone: (707) 473-4463 or E-mail: emcdowell@healdsburg.gov

Project Location: 155 Dry Creek Road, Healdsburg, California 95448;
City of Healdsburg Assessor Parcel Number (APN) 089-071-002

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The Proposed Action (i.e., the Dry Creek Commons project or project) involves the construction of a 58 -unit affordable rental housing project on a portion of an approximately 3.7-acre project site located at 155 Dry Creek Road, Healdsburg, California. The project site includes a single vacant 3.53-acre parcel owned by the City of Healdsburg (City) (Assessor's Parcel Number [APN] 089-071-002) and a 0.17-acre off-site improvement area along the Dry Creek Road frontage. The project site is zoned and designated Mixed Use (MU) in the Healdsburg 2030 General Plan (2030 General Plan). Foss Creek and its associated 35 -foot-wide riparian corridor setback form the western boundary of the project site. The project would construct two, four-story, all-electric Type III-A apartment buildings with elevators (Building 1 and Building 2), totaling approximately 61,470 gross square feet. Building 1, the southern

building along Dry Creek Road, and Building 2, the northern building along the private driveway and parking area, would form an L-shape oriented towards Foss Creek to the west. Building 1 would contain a total of 23 residential units: 17 one-bedroom units, 3 two-bedroom units, and 3 three-bedroom units. One unit would be reserved for the on-site building manager. Building 2 would contain a total of 35 residential units: 11 one-bedroom units, 12 two-bedroom units, and 12 three-bedroom units. The units in both buildings would range in size from approximately 499 to 946 square feet. All of the units (excluding the one manager's unit) would be available to extremely low-, very-low-, and low-income households earning between 30 percent and 60 percent of area median income for Sonoma County.

The ground floor of Building 1 would have a reception area and elevator lobby, a mail and package area for residents, two residential units, and approximately 3,105 square feet of indoor amenities oriented along Dry Creek Road. These amenities would include two multipurpose activity community rooms and a kitchen, laundry room, and bike room. Building 1 would also have property management and maintenance offices, and space for resident services and Reach for Home staff, who would provide on-site services aimed at helping households retain housing, improve their health outcomes, and maximize their ability to live and work in the City. The ground floor of Building 2 would have a separate lobby area and elevator, eight residential units, and the buildings' trash, electrical, and mechanical rooms.

Both buildings would have a roof ridge and parapet at a maximum height of approximately 50 feet (and a maximum height of approximately 56 feet for the penthouse stairwells). The project site's MU designation allows for a maximum of 57 units and a maximum height of 40 feet. The project requests a State Density Bonus to allow for one additional unit, for a total of 58 units, and a waiver under the State Density Bonus Law for additional height to accommodate the maximum height of 56 feet at the penthouse stairwells. The project also requests a parking reduction and waivers under the State Density Bonus Law for elimination of covered parking requirements, reduced lighting and landscaping requirements, and reduced open space requirements. The project's on-site and off-site improvements would also require Major Design Review subject to Planning Commission approval.

A parking lot with 104 car parking spaces would be located on the east side of the project site with access to Dry Creek Road. The project would widen Dry Creek Road to accommodate a second westbound through lane and build a new landscaped, pedestrian-friendly streetscape along Dry Creek Road with a sidewalk and lighting along the project frontage.

Landscaping, pedestrian pathways, open space, and play areas for future tenants would be developed between the buildings and along their western edge overlooking the Foss Creek watershed and riparian corridor. Approximately forty-three new trees would be planted on the project site. The proposed landscaping would feature low -maintenance and drought-tolerant plantings to include a mixture of native California and horticulturally appropriate trees, shrubs, and groundcover. The project proposes to protect the Foss Creek watershed and riparian corridor and mitigate for wetland impacts on-site at a ratio of approximately 1.64:1. **Figure 1: Project Area** and **Figure 2: Project Location** illustrate the location of the project site within northern Sonoma County and the City of Healdsburg and the project site's immediate vicinity. **Figure 3: Proposed Project Site Plan: Illustrative** and **Figure 4: Proposed Project Site Plan** illustrate the proposed development footprint and wetlands. **Figure 5: Proposed Project Ground Floor Plan** provides an overview of the ground floor building layouts.

The project's construction activities are expected to occur over a period of approximately 12 to 18 months. Construction vehicle access to the project site would be provided along Dry Creek Road at the location of the proposed driveway. Construction activities for the proposed project would include grading the project site and filling portions of the project site to elevate buildings out of the floodplain and provide

additional coverage over the Geysers wastewater pipeline.¹ These activities would be followed by site preparation, building construction and utility trenching, paving, and architectural coating. The project would result in temporary disturbance of approximately 2.37 acres on-site and would permanently develop approximately 1.75 acres. Project construction would require approximately 2,500 cubic yards of soil to be cut and used on-site as fill, and approximately 2,800 cubic yards of additional soil import . The estimated maximum depth of excavation is anticipated to be approximately 3 to 4 feet. The project would also create new wetlands and when creating the new wetlands, the upland areas between the riparian setback and the proposed new construction would be graded to meet the grade of the existing wetlands. The new impervious surface area would total approximately 67,078 square feet and new pervious surfaces would total approximately 36,241 square feet.

Source Document(s): Appendix A, *Dry Creek Commons Planning Commission Submittal*, prepared by Van Meter Williams Pollack LLP, BKF Engineers, and Quadriga for Burbank Housing, April 12, 2022.

¹ The Geysers Recharge Pipeline is a 41-mile-long pipeline that transports recycled wastewater from the Laguna Treatment Plant in Santa Rosa to the Geysers geothermal fields in northern Sonoma County.

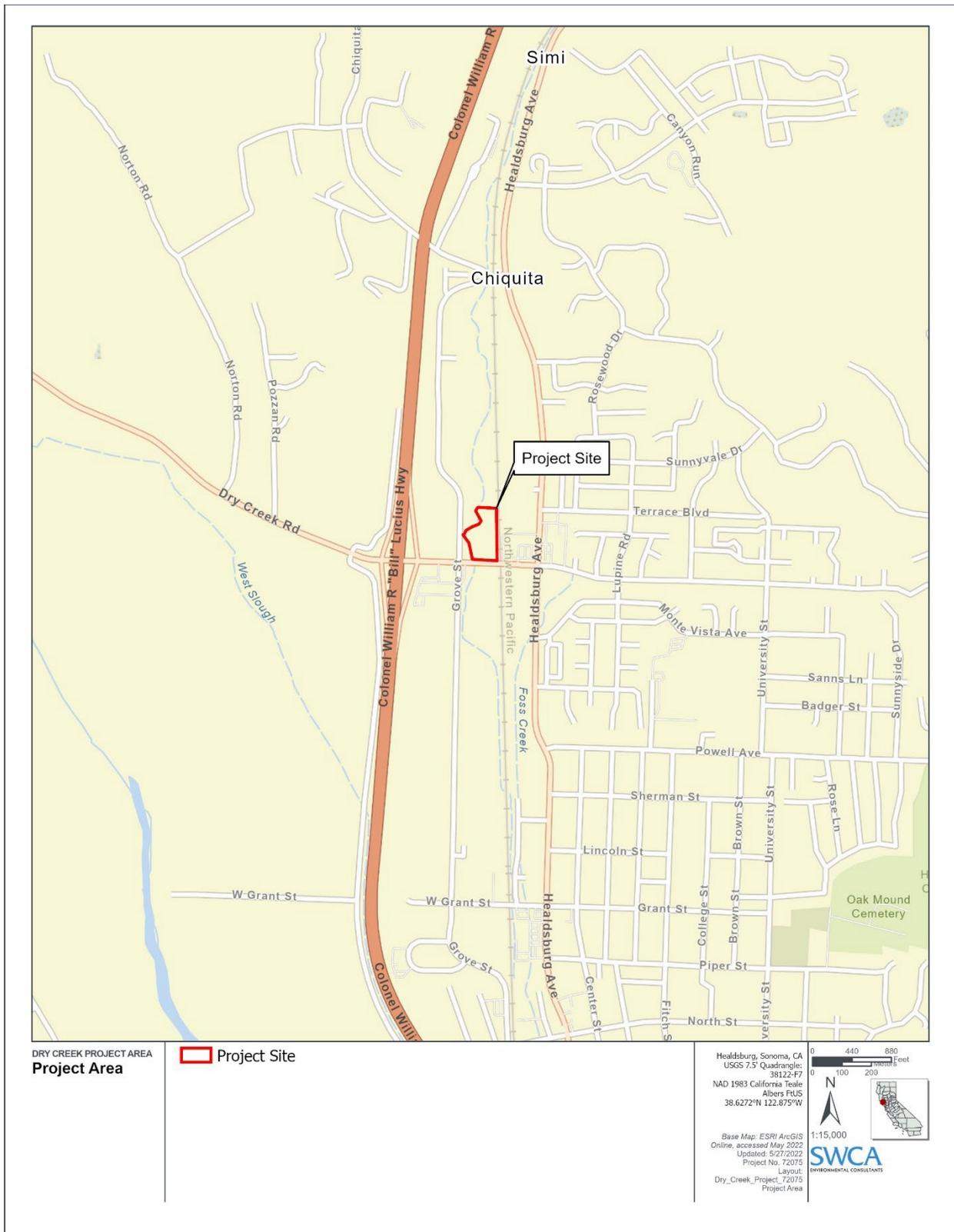


Figure 1: Project Area

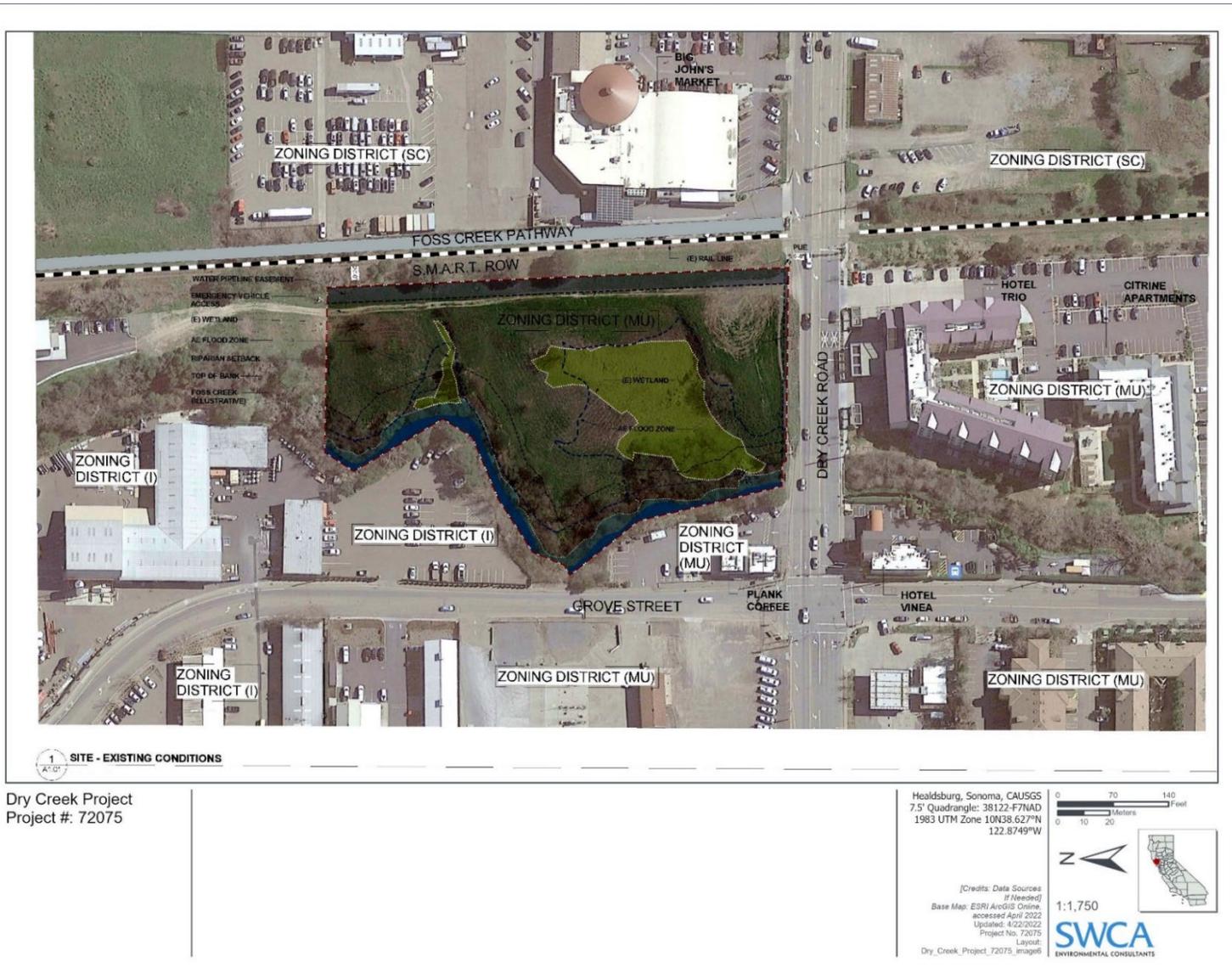


Figure 2: Project Location



PROJECT STATISTICS :
 SITE AREA : 3.53 ACRES
 WETLAND AREA: 0.85 ACRE
 BUILDING HEIGHT: 4 STORIES
 UNIT COUNT: 58 UNITS
 UNIT MIX: (28) - 1BR, (15) - 2BR, (15) - 3BR
 PARKING COUNT: 104 SPACES

Dry Creek Project
 Project #: 72075

Healdsburg, Sonoma, CA
 USGS 7.5' Quadrangle:
 38122-F7
 NAD 1983 California Teale
 Albers FRUS
 38.6271°N 122.8748°W
 Credits: Van Meter, Williams, Pollock, LLP
 333 Bryant Street, Suite 500,
 San Francisco, CA 94107
 Base Map: ESRI ArcGIS Online,
 accessed April 2022
 Updated: 4/22/2022
 Project No. 72075
 Layout:
 Dry_Creek_Project_72075_image7

0 40 80
 0 10 20
 Feet
 Meters

1:1,000

SWCA
 ENVIRONMENTAL CONSULTANTS

Figure 3: Proposed Project Site Plan: Illustrative

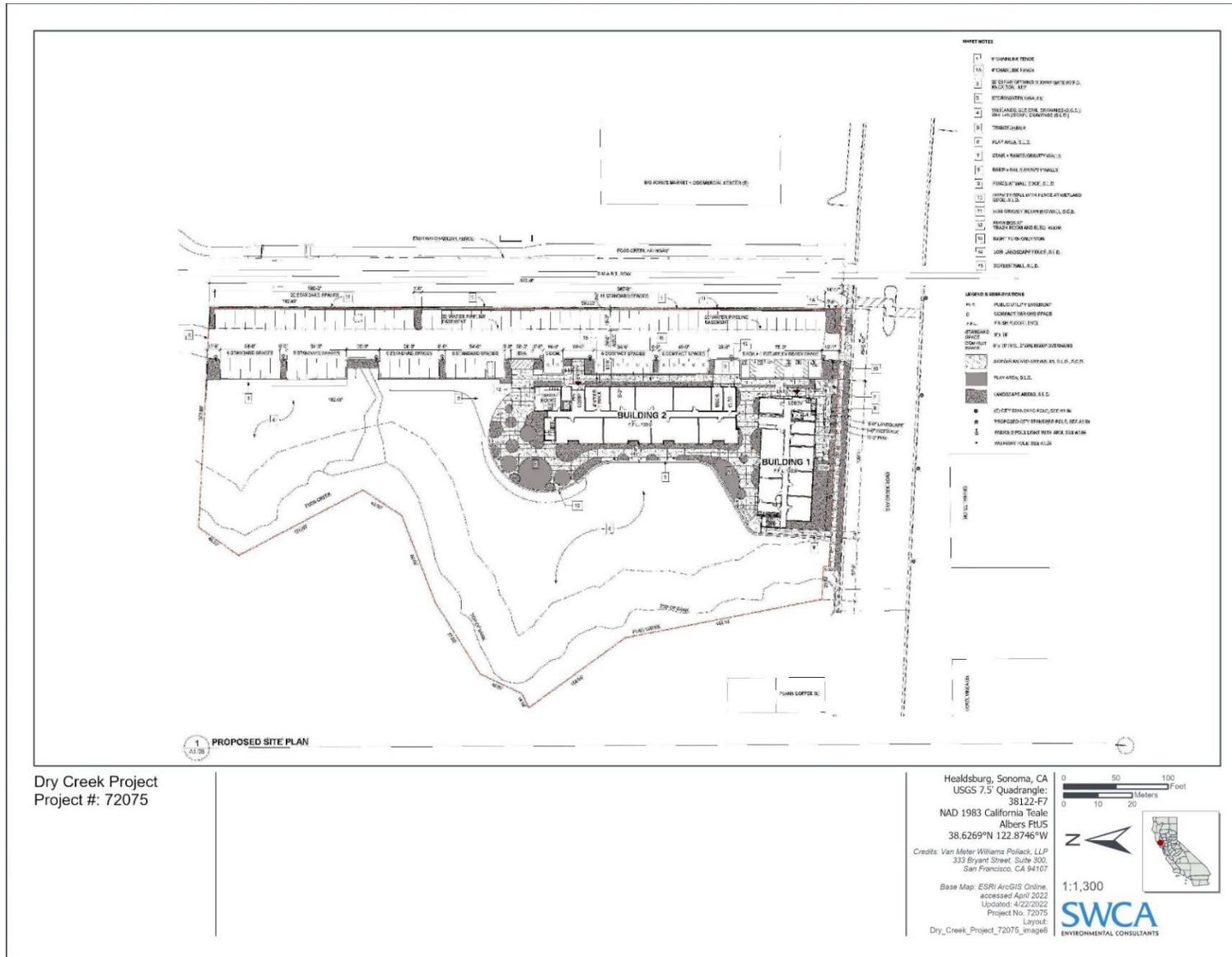


Figure 4: Proposed Project Site Plan

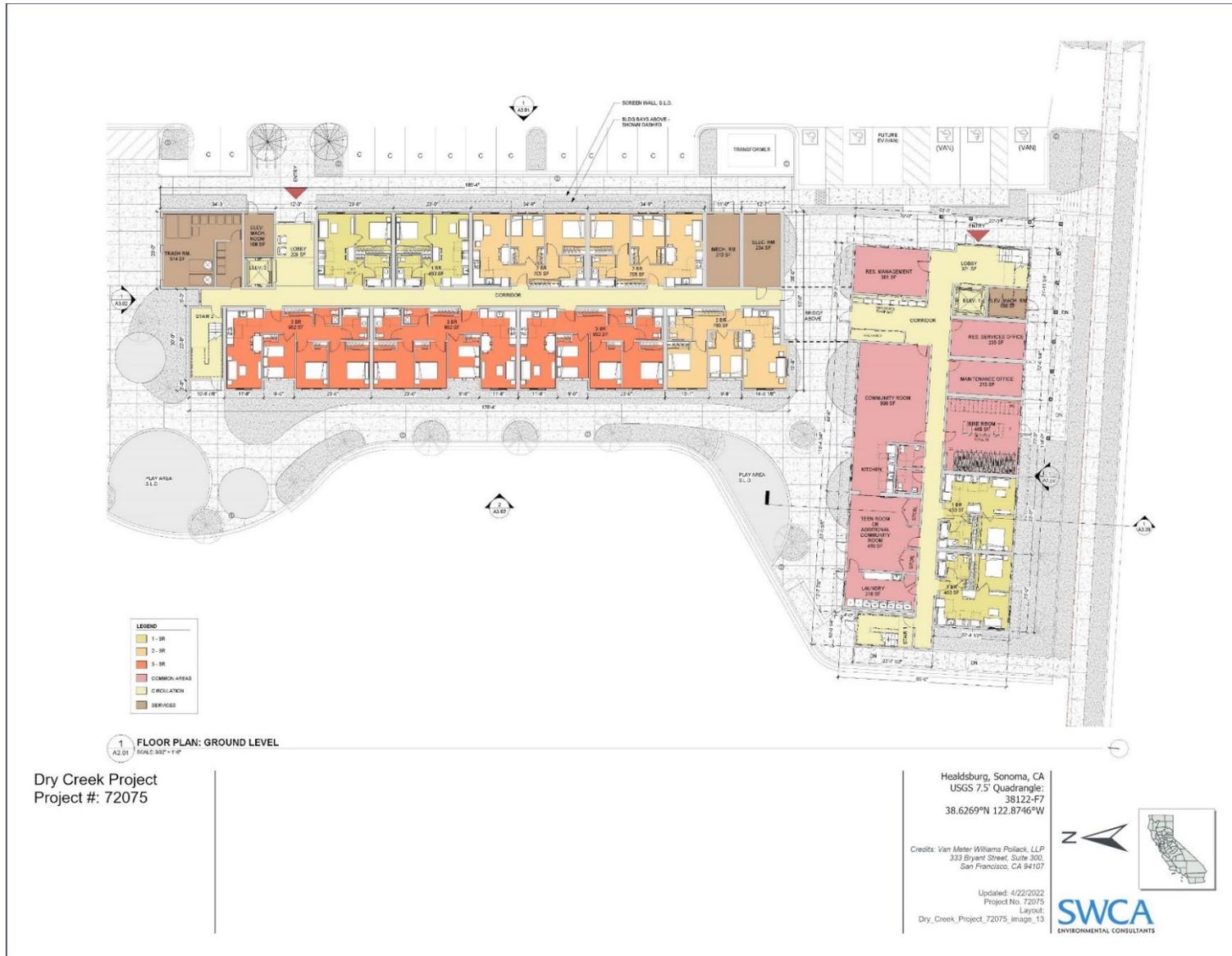


Figure 5: Proposed Project Ground Floor Plan

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The purpose of the project is to provide affordable rental housing units in the City of Healdsburg. The provision of adequate affordable housing is a significant challenge due to scarce supply, rising population, and escalating costs throughout the wider Bay Area region. The need for affordable workforce and rental housing is especially acute. The City of Healdsburg and Sonoma County, like the wider Bay Area region, are experiencing steady growth in both development and population, and there is a need for more housing options in the area.

The California Department of Housing and Community Development (HCD) and the Association of Bay Area Governments (ABAG) have identified the total housing need for the San Francisco Bay Area for an 8-year period and have allocated the need among Bay Area jurisdictions. The Regional Housing Needs Allocation (RHNA) process addresses housing needs across income levels for each jurisdiction in California. All of the Bay Area's 101 cities and nine counties are given a share of the Bay Area's total regional housing need. The total number of housing units and the distribution by income category requires jurisdictions to ensure there are adequate housing sites and programs to address a variety of housing choices, types, and densities.

The 2030 General Plan goals call for increased development of affordable housing. The City's Housing Action Plan 2017–2022 works in conjunction with the City of Healdsburg's adopted 2000 Growth Management Ordinance and other existing, adopted policy documents such as the Housing and Land Use Elements of the 2030 General Plan, the Healdsburg Housing Element 2015–2023 (Housing Element), and the State Density Bonus Law (California Government Code Sections 65915–65918) to shape residential growth in the City of Healdsburg. The Housing Element includes goals, policies, and programs that encourage a range of affordable housing types to be developed for low- and moderate-income households within the City and that respond to the needs of families, seniors, disabled persons, special needs persons, farmworkers, and the homeless. In particular, the Housing Element established Policy H-A-6, which encourages the retention and development of rental units, and Policy H-C-3, which facilitates the development of housing affordable to lower- and moderate-income households, including first-time homebuyers. The current 2015–2023 RHNA for the City of Healdsburg requires development of 157 new units, including units for Very Low (31), Low (24), Moderate (26), and Above Moderate (76) income categories.

On December 16, 2021, the Final RHNA Plan: San Francisco Bay Area, 2023–2031 was adopted by ABAG for the 2023–2031 housing element update cycle. The City of Healdsburg recently initiated the process for updating its Housing Element including its consideration of the 2023–2031 RHNA. The 2023–2031 RHNA for the City significantly increases the City's housing allocation and requires development of 476 new units, including units for Very Low (190), Low (109), Moderate (49), and Above Moderate (128) income categories.

The project presents a unique opportunity to build affordable rental housing consistent with the goals and policies articulated in both the 2030 General Plan and the Housing Element. The project would be developed consistent with its current zoning and, with the allowed density increase under the State Density Bonus Law, would provide 57 units of housing (excluding the one manager's unit) at levels of affordability ranging from 30 to 60 percent of area median income. The project would satisfy a portion of identified affordable housing needs for the City, including rental, workforce, and family housing with 30 two- and three-bedroom units. To further meet the City's housing needs, Reach for Home would have first priority to approximately five units, to help address the City's extremely low-income supportive housing needs. Thus, the project is warranted because it would support the City's current and future Housing Element goals, policies, and programs and help meet a portion of the City's RHNA for low- and moderate-income households.

Source Document(s): 1, 2, 3, 4, 5; Appendix A, *Dry Creek Commons Planning Commission Submittal*, April 12, 2022.

Existing Conditions and Trends [24 CFR 58.40(a)]:

As shown in **Figure 1**, the project site is located within the City of Healdsburg, in Sonoma County, California. Regional access to the project site is provided via U.S. Route 101 (U.S. 101), Healdsburg Avenue, and Dry Creek Road. U.S. 101 runs in a northwest–southeast orientation and is located approximately 800 feet west of the project site at its nearest point. Healdsburg Avenue is a primary north–south roadway. Dry Creek Road is an east–west arterial that connects ramps at U.S. 101 to Healdsburg Avenue to the east and Dry Creek Valley to the west. It has two lanes in each direction, together with a center turn lane east of U.S. 101 except along the project frontage, where there is only one westbound lane.

The 3.7-acre project site, including the 3.53-acre parcel and the 0.17-acre off-site improvement area along the Dry Creek Road frontage, is located at 155 Dry Creek Road (APN 089-071-002). The project site is owned by the City and is vacant and undeveloped. The project site is zoned and designated MU on the Healdsburg Zoning Map and 2030 General Plan Land Use Map.

The project site is in a built-up urban area and surrounded by commercial, industrial, and residential land uses. It is bordered by industrial uses to the north; the Foss Creek riparian corridor to the west; the future Sonoma-Marin Area Rail Transit (SMART) railroad corridor, Foss Creek Pathway, and commercial uses to the east; and Dry Creek Road to the south. Within the project site, there is a 35 -foot-wide riparian setback from the top of bank of Foss Creek. Two seasonal wetlands comprising a total of approximately 0.57 acre are on the project site, as well as approximately 0.14 acre of waters of the United States and the State of California, connected to Foss Creek. There are approximately 59 existing trees on the project site.

Source Document(s): Appendix A, *Dry Creek Commons Planning Commission Submittal*, April 12, 2022; Appendix B, *Biological Resources Assessment*, Wildlife Research Associates and Jane Valerius Environmental Consulting, April 2022.

Funding Information

Grant Number	HUD Program	Funding Amount
	2022-2023 CDBG	\$900,000
	HOME	\$400,000

Estimated Total HUD Funded Amount: \$1,300,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$27,467,632

Estimated total project costs are approximately \$27,467,632, from a mixture of HUD and non-HUD funds that include the following:

Funding Source	Funding Amount
HUD 2022-2023 CDBG	\$900,000
HUD HOME	\$400,000
9% Low Income Housing Tax Credit	\$1,610,763

Funding Source	Funding Amount
City of Healdsburg Land Loan	\$4,000,000
Deferred Developer Fee	\$2,190,000
Construction Loan	\$17,994,709
Deferred Costs	\$372,160
Total	\$27,467,632

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits or approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance Determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<p>The project site is not within 2,500 feet of a civilian airport runway or within 15,000 feet of the end of a military airfield runway. The closest airport is the Healdsburg Municipal Airport, which is located approximately 2.5 miles northwest of the project site. The project site is outside the boundaries of the Healdsburg Municipal Airport runway protection zones. The project site is outside all other defined safety zones, airspace protection zones, and Airport Influence Areas of the Airport’s Master Plan. The Sonoma County Airport is approximately 10.5 miles south of the project site.</p> <p>There are five U.S. Air Force bases in California, of which only two are in northern California, Travis Air Force Base, located approximately 57 miles southeast of the project site, and Beale Air Force Base, located approximately 88 miles northeast of the project site. There are no operating military airfields in Sonoma County or the nearby vicinity; therefore, no military airfield Airport Protection Zone or Clear Zone would affect the proposed project.</p> <p>The project would comply with Airport Hazards requirements.</p> <p><i>Source Document(s): 6, 7.</i></p>
Coastal Barrier Resources	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<p>According to review of the U.S. Fish & Wildlife Service (USFWS) Coastal Barrier Resources System (CBRS) Mapper, the project site is not located within a CBRS Unit or CBRS buffer zone because</p>

<p>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>		<p>there are no CBRS Units, or CBRS buffer zones, located within California or Sonoma County. Therefore, the project would comply with the Coastal Barrier Resources Act.</p> <p><i>Source Document(s): 8.</i></p>
<p>Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>The Federal Emergency Management Agency (FEMA) prepares flood insurance rate maps (FIRMs), which identify areas subject to flood inundation, most often from a flood having a 1 percent chance of occurrence in a given year (also known as a base flood or 100-year flood). FEMA refers to the portion of the floodplain or coastal area that is at risk from floods of this magnitude as a Special Flood Hazard Area.</p> <p>The project site is located in the City of Healdsburg, Community #06097, which is a participating community in the National Flood Insurance Program (NFIP). The City is required to adopt FEMA's current floodplain management ordinance and the FIRMs. The project site is split between two FIRM Panels, numbered 344 and 363 of 1150 (Map Numbers 06097C0344E and 06097C363E, respectively). The published FIRM panels indicate the majority of the project site is designated within Zone AE, which is an area determined to be within the 1 percent Special Flood Hazard Areas where the base flood elevation has been determined. This corresponds with the 100-year storm event. The project would impact approximately 0.425 acre of floodplain. Foss Creek is also designated as a Regulatory Floodway. The published FIRMs show a base flood elevation of 133.8 feet along the northwest boundary of the project site, 130.9 feet at center of the project site, and 129.4 feet along the southwest boundary of the project site.</p> <p>As portions of the project site are within the 100-year floodplain and wetlands, analysis under the eight-step process pursuant to Executive Order 11988 and 11990 is required. The eight-step process is discussed further under "Floodplain Management."</p> <p>The project would comply with Healdsburg Municipal Code Section 20.24.090, Riparian Setback Standards, and would be located outside the 35-foot setback from Foss Creek. In compliance with the standards and provisions for flood hazard reduction outlined in Healdsburg Municipal Code Chapter 17.28, Floodplain Management Regulations, the project would be constructed at least 1 foot above the base flood elevation. The project would also construct new on-site wetlands, which would be in-kind with the same or similar wetland functions and values established for the project site, including increasing the flood holding capacity of the project site.</p> <p>A Conditional Letter of Map Revision (CLOMR) and a final Letter of Map Revision Based on Fill (LOMR-F) from FEMA would be obtained from FEMA to amend the flood zone prior to occupancy</p>

		<p>of the buildings. Therefore, flood insurance would not be required, and the project would comply with flood insurance requirements. Should the LOMR-F not be granted by FEMA, the project would require valid flood insurance through NFIP.</p> <p><i>Source Document(s):</i> 9; Appendix E, Eight-Step Planning Process for Floodplains and Wetlands.</p>
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
<p>Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is located in northern Sonoma County within the North Coast Air Basin, under the jurisdiction of Northern Sonoma County Air Pollution Control District (NSCAPCD).</p> <p>Both the U.S. Environmental Protection Agency (USEPA) and the California Air Resources Board (CARB) have established ambient air quality standards for common pollutants. These ambient air quality standards are levels of contaminants representing safe levels that avoid specific adverse health effects associated with each pollutant. Areas that meet ambient air quality standards are classified as attainment areas, while areas that do not meet these standards are classified as nonattainment areas. Northern Sonoma County and the North Coast Air Basin are in federal and state attainment for all air pollutants.</p> <p>The NSCAPCD has not adopted standards of significance for project emissions from individual development projects to use as guidance and recommends that projects use thresholds and guidance recommendations from the Bay Area Air Quality Management District (BAAQMD). The BAAQMD criteria air pollutant screening criteria thresholds for mid-rise apartments are 240 dwelling units and 494 dwelling units for construction and operation, respectively. The project would construct and operate a 58-unit, four-story residential apartment complex on a vacant site. The project would adhere to applicable NSCAPCD rules and regulations during project construction, such as Rule 430 (Fugitive Dust Emissions), which would limit the amount of fugitive dust (PM₁₀ and PM_{2.5}) from site grading and other earth-moving activities and Rule 485 (Architectural Coatings), which would limit emissions from volatile organic compounds associated with building materials. As such, the project would comply with the Clean Air Act.</p> <p><i>Source Document(s):</i> Appendix C, <i>Air Quality and Greenhouse Gas Impact Assessment</i>, Stantec Consulting Services, Inc, 2022.</p>
<p>Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is located in the City of Healdsburg, Sonoma County. The City of Healdsburg has no frontage to the Pacific Ocean or the San Francisco Bay. No portion of the City of Healdsburg or Sonoma County is coastal; therefore, the project site is not located within a designated Coastal Zone Management Area, and no State or Local Coastal Program applies to the project. The project site is not located within the California Coastal</p>

		<p>Commission’s area of jurisdiction; therefore, no formal finding of consistency with the California Coastal Commission is required.</p> <p><i>Source Document(s): 10.</i></p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The potential for site contamination was evaluated in a Phase I Environmental Site Assessment (ESA) (see Appendix D). Review of potential hazards for the project site and immediate vicinity were provided by the California State Water Resources Control Board (SWRCB) online database system of waste and hazardous substances sites (GeoTracker) and the California Department of Toxic Substances Control (DTSC) online tracking system for cleanup, permitting, enforcement, and investigation at hazardous waste and contamination sites (EnviroStor).</p> <p>Per the SWRCB GeoTracker, there are no records of leaking underground storage tank (LUST) cleanup sites, cleanup program sites, military cleanup sites, or DTSC cleanup sites on the project site. Within a 1,000-foot radius of the project site, there are six LUST cleanup sites—three are open cases and three are closed cases. There are also four Cleanup Program sites—two are open cases and two are closed cases.</p> <p>A DTSC EnviroStor search did not yield results for records of any superfund, state response, cleanup, evaluation, investigation, or corrective action sites on or within 1 mile of the proposed project site. There are no records of historic or present LUST cleanup sites, UST cleanup sites, or other cleanup sites on the project site.</p> <p>Given the intervening distance, locations relative to site topography and groundwater flow direction, and status of the listed sites (e.g., closed, contamination characterized, contamination under remediation), there are no sites that constitute a Recognized Environmental Condition (REC) for the project site.</p> <p>Implementation of the proposed project is not anticipated to encounter known hazardous materials sites or contaminated groundwater. It is therefore unlikely that construction related to the project would result in the adverse effects of worker exposure to contaminated soil and/or groundwater in the short-term or of resident exposure to potential contaminants in the long term. The project would comply with contamination and toxic substances requirements.</p> <p>In addition to the findings summarized above for environmental contamination factors, given the residential nature of the project, additional contamination factors were reviewed for this project:</p> <p><u><i>Lead-Based Paint (LBP)</i></u></p> <p>Lead-based paint (LBP) may be present in buildings built prior to 1978. Buildings constructed in 1978 or later do not require an LBP Inspection. As the project site is vacant, undeveloped, and contains no existing structures, the potential for LBP to exist on the project site does not exist. The project is new construction; therefore the project would comply with the requirements for LBP.</p>

		<p><u>Radon (Vapor Intrusion)</u></p> <p>Based on the California Environmental Protection Agency (CalEPA) Map of Radon Zones, the project is located in Zone 3, which is estimated to have the potential for radon levels under 2 pCi/L. Radon levels under 2pCi/L do not require mitigation; therefore, the project would comply with the requirements for radon.</p> <p><u>Asbestos-Containing Materials (ACM)</u></p> <p>Asbestos may be present in buildings built prior to 1978. Buildings constructed in 1978 or later do not require an asbestos survey. As the project site is vacant, undeveloped and contains no existing structures the potential for ACM to exist on the project site does not exist. The project is new construction; therefore, the project would comply with the requirements for ACM.</p> <p><i>Source Document(s): 11, 12; Appendix D, Phase I Environmental Site Assessment, Harris and Lee Environmental Sciences, LLC, 2021.</i></p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>The potential for adverse effects on biological resources were evaluated in a Biological Resources Assessment (see Appendix B). The project site is undeveloped and is bordered by Foss Creek and its 35-foot riparian corridor to the west. The three vegetation communities that occur on the project site are non-native grasslands, mixed willow riparian woodland, and seasonal wetlands.</p> <p>Protocol-level seasonal surveys for special-status plants were conducted on April 27, May 13, and June 9, 2021. Of the 46 special-status plant species evaluated, four were federally listed species including Burke’s goldfields (<i>Lasthenia burkei</i>), Sonoma sunshine (<i>Blennosperma bakeri</i>), Pennell’s bird’s-beak (<i>Cordylanthus tenuis</i> ssp. <i>capillaris</i>), and Sebastopol meadowfoam (<i>Limnanthes vinculans</i>). However, given the lack of suitable habitat on the project site and the results of the protocol-level surveys for special status-plant species, no special-status plant species occur at the project site.</p> <p>A total of 38 special status animal species have the potential to occur within a 3-mile radius of the project site. Of the 38 special-status animal species evaluated, six were federally listed species including the monarch butterfly (<i>Danaus plexippus</i>), California freshwater shrimp (<i>Syncaris pacifica</i>), steelhead (<i>Oncorhynchus mykiss</i>), Coho salmon (<i>Oncorhynchus kisutch</i>), California red-legged frog (<i>Rana draytonii</i>), and northern spotted owl (<i>Strix occidentalis caurina</i>). However, given the lack of suitable habitat, no special-status animals occur on the project site.</p> <p>No federally designated critical habitats are documented within the project site. No effects on federally listed species or critical habitat are anticipated from the project. This project would comply with the Endangered Species Act.</p>

		<i>Source Document(s): Appendix B, Biological Resources Assessment, Wildlife Research Associates and Jane Valerius Environmental Consulting, April 2022.</i>
<p>Explosive and Flammable Hazards 24 CFR Part 51 Subpart C</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is located in an area surrounded by commercial, industrial, and residential land uses. Adjacent uses on the project site boundaries include the Foss Creek riparian corridor, commercial uses, and an industrial use, none of which contain explosive or flammable hazards. Federal and state database searches and review of the subject property failed to locate any explosives or flammable hazards at or adjacent to the project site. Known commercial/retail petroleum fueling stations are located west and south of the project site but do not constitute a hazard to the project because they are located more than 200 feet away. There are no aboveground storage tanks or other explosive hazards on the project site or within line of sight of the project site. Therefore, the project would not be located near any explosive or flammable hazards. The project would comply with HUD standards for explosive and flammable hazards.</p> <p><i>Source Document(s): 11, 12; Appendix D, Phase I Environmental Site Assessment, Harris and Lee Environmental Sciences, LLC, 2021.</i></p>
<p>Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is on undeveloped land within the City of Healdsburg and zoned MU. While the project site was historically used for agricultural purposes, it has been vacant and undeveloped since at least 2003 and review of the California Division of Conservation (CDC) Division of Land Resource Protection Farmland Mapping and Monitoring Program (FMMP) found that the project site is on land designated as “Urban- Built Up,” which is consistent with the development of the area. The only mapped farmland within the City of Healdsburg is located in the northernmost part of the City, approximately 1.5 miles north of the project site. As such, this project would not convert farmlands to nonagricultural uses, as outlined by the Farmland Policy Protection Act (FPPA) and would comply with the FPPA.</p> <p><i>Source Document(s): 13, 14.</i></p>
<p>Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>As addressed under Flood Insurance below, the project site is located in a 100-year floodplain within Zone AE, as identified on FEMA Maps 06097C0344E and 06097C363E. The project would comply with all standards and provisions for flood hazard reduction outlined in Healdsburg Municipal Code Chapter 17.28, Floodplain Management Regulations, including construction of the project at least 1 foot above the base flood elevation, which ranges from 129.4 feet to 133.8 feet above mean sea level. A CLOMR and LOMR-F would be obtained from FEMA to amend the flood zone prior to occupancy of the buildings. Therefore, flood insurance would not be required for the project. Should the LOMR-F not be granted by</p>

		<p>FEMA, the project would require valid flood insurance through NFIP.</p> <p>Formal compliance with Executive Order 11988, including completion of an eight-step process because the project includes construction and components within the floodplain, is documented in Appendix E and will be completed with a final public notice. Final noticing for activities within the floodplain will be combined with the Notice of Intent to Request Release of Funds and Notice of Finding of No Significant Impact.</p> <p><i>Source Document(s):</i> 9; Appendix E, Eight-Step Planning Process for Floodplains and Wetlands.</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is vacant, contains no buildings or structures, and has historically been used for agricultural purposes.</p> <p>As outlined in the <i>Cultural Resources Study for the Dry Creek Commons Project</i>, the results from the records search at the Northwest Information Center (NWIC), Sacred Lands File search at the Native American Heritage Commission (NAHC), and the completed pedestrian survey indicated that the project site does not contain any known historical or archaeological resources. However, there is a possibility that cultural resources and unknown human remains could be accidentally discovered at the project site during development activities. Therefore, implementation of Mitigation Measures CUL-1, CUL-2, and CUL-3 would reduce potential impacts to sensitive resources.</p> <p>To comply with the consultation requirements of Section 106 of the National Historic Preservation Act (NHPA), the City sent letters to fifteen (15) culturally-affiliated Native American tribes with interest in the Area of Potential Effects (APE) and vicinity on June 23, 2022. Responses were received from the Kashia Band of Pomo Indians on July 6, 2022, and Federated Indians of Graton Rancheria on July 18, 2022, which indicated they have no comments at this time.</p> <p>The project site and the buildings on the ten (10) surrounding parcels do not meet Criterion A through D of the National Register of Historic Places (National Register) or Criterion 1 through 4 of the California Register of Historical Resources. The future SMART (formerly Northwestern Pacific Railroad) railroad tracks are adjacent to the project site and were determined eligible for the National Register (P-49-002834) under Criterion A for their association with the economic, social, and transportation history of Healdsburg. This project would not affect the association of this segment of railroad with the history of Healdsburg and would not have an adverse effect on the National Register eligibility. The City sent a letter to the California Office of Historic Preservation (SHPO) on July 12, 2022. On September 28, 2022, the SHPO provided concurrence with the finding of No Historic Properties Affected.</p>

		<p>Therefore, the project would comply with the National Historic Preservation Act of 1966, particularly Sections 106 and 110; 36 CFR Part 800.</p> <p><i>Source Document(s): 15, 16, and Appendix F, Cultural Resources Study, Tom Origer and Associates, 2021.</i></p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>As the project site would be located within 15 miles of an airport (Healdsburg Municipal Airport), within 1,000 feet of U.S. 101, and adjacent to (within 3,000 feet) the future SMART railroad corridor, a noise assessment was conducted to determine if noise levels for the project site are considered “acceptable” by HUD (under 65 decibels [dB]) and the City’s noise requirements (Appendix G).</p> <p>The City established Land Use Compatibility for Community Noise Environments for residential and non-residential land uses in the 2030 General Plan Safety Element, which are more stringent than HUD noise acceptability standards. The City’s standards state that environments with noise levels up to 65 A-weighted decibels (dB(A)) are considered normally acceptable and noise levels between 60 dB(A) and 70 dB(A) are considered conditionally acceptable for multifamily residential land use development, provided new construction or development is undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features are included in the design.</p> <p>The nearest residences are located on the same site as Plank Coffee, approximately 63 feet west of the project site and Foss Creek , and the Hotel Trio and Hotel Vinea are approximately 127 feet from the southern property line of the project site across Dry Creek Road. The 127-foot distance represents the approximate distance between the residences to the west near Plank Coffee and the proposed work areas east of the 35-foot-wide Foss Creek riparian corridor, which would be located between 110 feet and 200 feet to the east.</p> <p>At a distance of 127 feet, worst-case construction noise levels during the loudest phase of construction could range up to approximately 78 dB(A) at the hotel and up to approximately 84.1 dB(A) at the residences to the west near Grove Street if multiple pieces of heavy construction equipment were operated simultaneously at the nearest construction footprint area.</p> <p>Although noise levels from project construction could fall into the “Unacceptable” range above 70 dB(A), increases in noise levels from construction activities would be temporary. Construction activities would be limited to the restrictions set by Policy S-25 of the 2030 General Plan and Paragraph 9.32.080.A of the Healdsburg Municipal Code, which prohibits construction activities between the nighttime hours of 6:00 p.m. and 7:30 a.m. daily, or at any time on Sunday or a legal holiday. Construction activity would comply with all of the City’s construction hours and noise standards contained in both the Healdsburg Municipal Code and the 2030 General Plan.</p>

		<p>Project-related operational noise (parking lot and trash collection activities, project-generated traffic, etc.) would be short term in nature and would not result in exposure of persons to noise levels in excess of existing standards, nor would they result in a substantial permanent increase in ambient noise levels compared with existing noise levels.</p> <p>The interior auditory environment would not exceed a day-night average sound level of 45 dB as required by HUD and California law. Therefore, the project would comply with the Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B.</p> <p><i>Source Document(s):</i> 1; Appendix G, <i>Noise Assessment</i>, Consulting Services Inc., July 2022.</p>
<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Sole Source Aquifers (SSA) are mapped by the USEPA. Evaluation of the USEPA’s data shows that there are no SSA in the vicinity of the project site. The nearest SSA is the Santa Margarita Aquifer, Scotts Valley SSA (ID#SSA59), located approximately 115 miles south of the project.</p> <p>The project site is not located within the vicinity of an SSA; therefore, no formal finding of consistency with the Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149, is required.</p> <p><i>Source Document(s):</i>17.</p>
<p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>Foss Creek and its associated 35-foot-wide riparian corridor setback form the western boundary of the project site. There are approximately 0.57 acre of wetlands and approximately 0.14 acre of waters of the United States and the State of California on the project site.</p> <p>No construction or operational activities would occur in Foss Creek or within the 35-foot-wide riparian setback. The project would have no direct or indirect impacts to the approximately 0.14 acre of waters of the United States or associated riparian habitat.</p> <p>The project would remove a total of approximately 0.25 acre of existing wetlands and avoid approximately 0.32 acre of wetlands. The project would construct approximately 0.41 acre of new functional wetlands on the western and northern portions of the project site as compensation for the loss. Wetlands would be replaced at an approximately 1.64:1 ratio for a total of approximately 0.73 acre of on-site wetlands.</p> <p>As outlined in Mitigation Measure BIO-1, the project would obtain a Section 404 Nationwide Permit from the U.S. Army Corps of Engineers (USACE) along with a Section 401 Water Quality Certification from the Regional Water Quality Control Board (RWQCB) for the approximately 0.25-acre impact to the wetlands. A detailed wetland mitigation plan would be developed as part of</p>

		<p>the permit process. Upon obtaining those two permits, the project would comply with Executive Order 11990.</p> <p><i>Source Document(s):</i> Appendix B, <i>Biological Resources Assessment</i>, Wildlife Research Associates and Jane Valerius Environmental Consulting, 2022.</p>
<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project is not located near any watercourse or river that is included under the Wild and Scenic Rivers Act. No federally designated Wild and Scenic Rivers are located within the City of Healdsburg or Sonoma County; therefore, the project would not affect any wild and scenic rivers. The project would not require a Section 7 Report or a formal finding of consistency with the Wild and Scenic Rivers Act of 1968.</p> <p><i>Source Document(s):</i> 18.</p>
ENVIRONMENTAL JUSTICE		
<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is designated MU in the 2030 General Plan, which allows for residential development. The project would not displace or otherwise negatively impact low-income or minority persons. The project would not require the removal of any housing for its implementation. Development of the project would add to the City’s affordable housing stock for low-income individuals and families. Therefore, no adverse, disproportionate impacts on low-income or minority populations would occur as a result of the project. The project would not raise environmental justice issues and would have no potential for new or continued disproportionately high and adverse human health and environmental effects on minority or low-income populations. The project would comply with Executive Order 12898.</p> <p><i>Source Document(s):</i> 19.</p>

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8&1508.27]:

Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable, and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated

- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
<p>Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design</p>	<p>2</p>	<p><i>Conformance with Plans / Compatible Land Use and Zoning</i></p> <p>The project site is designated MU in the 2030 General Plan, with an allowed density of 10 to 16 units per acre. Standalone residential development is allowed under the MU designation provided it does not undermine the overall purpose and character of the designation. The MU designation allows for a maximum of 57 units; therefore, the project requests a State Density Bonus to allow for one additional unit, for a total of 58 units. This represents an increase from 16 dwelling units per acre allowed under the MU designation to 17.4 dwelling units per acre.</p> <p>The project site is also zoned MU. Per Healdsburg Municipal Code Section 20.08.155, multifamily dwellings not a part of a mixed-use development are a use allowed by right in the district. Healdsburg Municipal Code Section 20.28.105 states that residential projects with two or more residential units per site that involve the development of vacant land with site and building improvements require Major Design Review, subject to the approval of the Planning Commission at a public hearing. Therefore, the project would require Major Design Review approval, which was granted by the City’s Planning Commission on September 27, 2022.</p> <p>Per Healdsburg Municipal Code Section 20.08.170, the maximum height allowed in the MU Zoning District is 50 feet. However, as the project site is located adjacent to another parcel zoned MU, which allows multifamily dwellings by right, the maximum height allowed on the project site is 40 feet. To maximize the density on the project site while also minimizing the impact to existing wetlands, the project proposes a more compact footprint with two four-story buildings with a roof ridge and parapet maximum height of approximately 50 feet (and a maximum height of 56 feet for the stairwells). As provided for by the State Density Bonus Law, the project requests a height waiver to allow for increased height, to maximize the density on the project site, and to minimize the impact to the existing wetlands. As noted below, strict adherence to the project site’s maximum height limits, while minimizing the impacts to the existing wetlands, would</p>

		<p>physically preclude the development of 58 housing units and would result in a loss of affordable housing units.</p> <p>The project would meet and exceed the parking requirements of the State Density Bonus Law. However, Healdsburg Municipal Code Section 20.16.150 requires one parking space per unit to be located in a garage or carport. The project site is physically precluded from meeting the City’s covered parking requirements due to the existence of a 20-foot-wide easement associated with the Geysers wastewater pipeline that runs the entire length of the eastern property line. Therefore, the project requests a covered parking waiver to provide uncovered parking spaces not located in a garage or carport.</p> <p>Per Healdsburg Municipal Code Section 20.08.175, Residential Development Standards, a minimum of 200 square feet of usable open space shall be provided per dwelling unit. In order to limit wetland impacts, given the project’s proximity to nearby recreational facilities, as well as the provision of ample indoor and outdoor common open space, the project requests a reduction to the usable outdoor open space requirement from the required 11,600 square feet to 6,225 square feet. Furthermore, the provision of additional outdoor space and the requirement to provide covered parking would also result in the loss of additional units.</p> <p>Given the project’s status as an affordable housing project subject to the State Density Bonus Law, the project is entitled to incentives, concessions, and waivers that provide relief from the development standards of the zoning district. Therefore, with the inclusion of the proposed incentives and waivers, the project would not conflict with any land use plan, policy, or regulation, and the project would have no impact.</p> <p><u>Scale and Urban Design</u></p> <p>The two proposed buildings on the project site would be approximately 50 feet in height and similar in scale, size, and building height to the surrounding uses, including the Hotel Trio located directly across from the project on Dry Creek Road. Given the project site’s location on an urbanized commercial corridor away from any designated scenic resources as well as proposed building height and massing in relation to surrounding land uses, the project would not obstruct views of ridgelines, wooded ridges, hillsides, the Russian River, or adjacent agricultural valleys. Therefore, the project would have no impact related to scale and urban design.</p> <p><i>Source Documents(s): 1.</i></p>
<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p>3</p>	<p><u>Soil Suitability/Slope</u></p> <p>The project site is not within a designated Alquist-Priolo Earthquake Fault Zone and there are no known active faults on or adjacent to the project site. No excessive slopes exist on the</p>

		<p>project site; therefore, none are identified for project development and associated activities.</p> <p>The subsurface soils on the project site consist of poorly to moderately sorted sand, silt, gravel, and clay layers. Near-surface granular soils at the project site have a low potential for liquefaction; however, granular soils encountered below the groundwater level at depths of approximately 11.5 feet to 15.5 feet below ground surface are moderately prone to liquefaction. These potentially liquefiable soils are susceptible to settlement due to the densification of the liquefied soils. Because of the moderate liquefaction potential, the foundation would be designed to accommodate settlement, as outlined in the <i>Geotechnical Study Report</i>. Based on the information above and as outlined in the <i>Geotechnical Study Report</i>, the project site does not have significant risk of landslides, soil erosion, lateral spreading, collapse, or loss of topsoil. The project would implement Mitigation Measure GEO-1, would be required to conform to the seismic design parameters of the 2019 California Building Code (CBC), and adhere to federal, state, and local regulations pertaining to seismic safety design, thereby reducing and preventing any potential impacts.</p> <p><u><i>Erosion/Stormwater Runoff/Drainage</i></u></p> <p>Construction of the project would require grading and other construction activities, which could allow surface water to carry sediment from on-site erosion and small quantities of pollutants to the west into Foss Creek, potentially affecting the local waterway by degrading water quality. Compliance with the National Pollutant Discharge Elimination System (NPDES) Permit would include preparation of a Water Quality Management Plan, a Stormwater Pollution Prevention Plan (SWPPP), and implementation of Best Management Practices (BMPs) aimed at reducing on-site soil erosion and the loss of on-site topsoil. Construction-related erosion control and water quality BMPs identified in the SWPPP generally include soil stabilization techniques, such as hydroseeding and short-term biodegradable erosion control blankets, silt fences or some kind of inlet protection at downstream storm drain inlets, post-construction inspection of all drainage facilities for accumulated sediment, and post-construction clearing of all drainage facilities of debris and sediment.</p> <p>Given the elevation change, topography, and location, the project site would be impacted by surface runoff. The project would redirect surface runoff away from structures into a storm drain system and encourage overland infiltration. After construction of the project, the drainage conditions would generally match the existing conditions on the project site. The project site's new impervious surfaces would be along the east side of the project site nearest the future SMART railroad tracks. An approximately 0.41-acre wetland would be</p>
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		<p>developed between the new hardscape and the limit of the 35-foot-wide Foss Creek riparian corridor. Hardscape drainage would be collected in drain inlets and discharged to the project’s bioretention basins at the northeast and southwest portions of the project site, in accordance with the Municipal Separate Storm Sewer System (MS4) permit and the Stormwater Low Impact Development design manual. An overflow drain inlet would connect into the existing storm drain system and discharge into Foss Creek. If the bioretention basins reach their saturation capacity in high flood storm events, excess water flow would be conveyed into the existing and proposed wetland area. The proposed wetlands would be designed to retain a certain flow/volume level from high-frequency storm events in order to maintain infiltration and an approximate continuous saturation of the native and design soils.</p> <p>Therefore, the project would not substantially degrade water quality during either construction or operation or result in substantial erosion or siltation on-site or off-site or substantially increase the rate or amount of surface runoff in a manner that would result in flooding.</p> <p><i>Source Documents(s): Appendix H, Hydrology and Hydraulic Analysis, BKF Engineers, 2022; Appendix I, Preliminary Storm Water Low Impact Development Plan, BKF Engineers, 2022; Appendix J, Geotechnical Study Report, RGH Consultants, 2022.</i></p>
<p>Hazards and Nuisances including Site Safety and Noise</p>	<p>2</p>	<p><u>Hazardous Materials</u></p> <p>As discussed in the “Contamination and Toxic Substances” discussion above, historical records and potential hazards for the project site and immediate vicinity were reviewed. Based on the findings of the records search through GeoTracker and EnviroStor, the project site is not anticipated to encounter known hazardous materials or contaminated groundwater.</p> <p><u>Transportation</u></p> <p>The project would include the construction of a sidewalk along the project’s Dry Creek Road frontage, connecting to the existing sidewalk to the east and west. The project would also include a right-in, right-out turn restriction at the project driveway onto Dry Creek Road, widen the road to add a second westbound through lane to Dry Creek Road, add associated striping improvements to Dry Creek Road, and add associated striping improvements to the Grove Street/Dry Creek Road intersection to accommodate U-turns. These measures would ensure that impacts related to hazards due to a geometric design feature and site safety would be less than significant.</p>

		<p><u>Noise</u></p> <p>Construction noise would be temporary and limited to reasonable hours, in compliance with the City’s Noise Ordinance. The project is expected to minimally increase traffic counts along Dry Creek Road and the surrounding roadways. There will essentially be no change in traffic noise (below 1 dB(A)) expected along these streets. Therefore, the project would not cause increased traffic noise levels over the baseline conditions at the neighboring sensitive receptors, resulting in a less-than-significant impact.</p> <p>In addition, mechanical equipment associated with project operations will be required to comply with Chapter 9.32 “Noise,” Paragraph 9.32.080 of the Healdsburg Municipal Code. Thus, the on-site equipment would be designed incorporating measures such as shielding and/or appropriate attenuators to reduce noise levels that may affect nearby properties.</p> <p>The project site is located approximately 2 miles southeast of the Healdsburg Municipal Airport but is not within the 55 Community Noise Equivalent Level (CNEL) noise contours.</p> <p>Therefore, the project would not result in an adverse impact on hazards and nuisances, including site safety and noise.</p> <p><i>Source Documents(s):</i> 6, 11, 12; Appendix D, <i>Phase 1 Environmental Site Assessment</i>, Harris and Lee Environmental Sciences, LLC, 2021; Appendix G, <i>Noise Assessment</i>, Stantec Consulting Services, Inc, 2022; Appendix K, <i>Traffic Impact Study</i>, W-Trans, 2022.</p>
Energy Consumption	2	<p>The project would meet current state and local codes concerning energy consumption, including Title 24 of the California Code of Regulations, as enforced by the City. Title 24 regulations, including the California Green Building Standards (CALGreen) Code, are enforced through local plan checks and project inspections. Based on the size of the project and compliance with state and local codes, the project would not have a substantial effect on the use, extraction, or depletion of a natural resource.</p> <p>Section 4.408.1 of the 2019 CALGreen Code requires all residential projects to recycle and/or salvage for reuse a minimum of 65 percent of nonhazardous construction and demolition waste as a condition of approval on all building and/or demolition permits. To demonstrate compliance, the project would submit a Construction Waste Management Plan to the City’s Community Development Department.</p> <p>The project would comply with all construction and operational regulations regarding energy consumption, waste diversion, and recycling.</p>

		<i>Source Documents(s): 20.</i>
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Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	<p>The project is not anticipated to significantly affect employment opportunities or displace existing jobs, as the project site is currently vacant undeveloped, the project would construct residential buildings, and the project does not include commercial uses.</p> <p>Construction and interior improvements at the project site would result in temporary construction jobs and permanent jobs related to operating and maintaining the project once complete. It is expected that construction work and operations/maintenance would be accommodated by the existing regional employment pool.</p> <p>No adverse impact is anticipated from the project on employment and income within the project area; in fact, the project has the potential to improve employment and income patterns through the creation of temporary and permanent jobs.</p> <p><i>Source Documents(s): N/A.</i></p>
Demographic Character Changes, Displacement	1	<p>The project would add 58 new residential units to the City's housing inventory, which would be consistent with the Housing Element and Housing Action Plan goals to build additional affordable rental housing. In addition, the project site is designated for mixed-use development in the 2030 General Plan and Zoning Ordinance; therefore, the population increase associated with the project would be considered planned growth.</p> <p>The project site is currently vacant and would not result in a demographic character change, net loss of housing, or displacement of residents.</p> <p><i>Source Documents(s): 2, 3.</i></p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	<p><u><i>Educational Facilities</i></u></p> <p>The Healdsburg Unified School District (HUSD) operates four schools within the City. There are four additional schools that are not part of the HUSD, but whose students attend the HUSD's junior high and high school. HUSD and the private schools have</p>

		<p>the capacity to accommodate 4,774 students; HUSD enrollment in the 2020–2021 school year was a total of 1,317 students, approximately 28% of capacity.</p> <p>Based on a student generation rate of 0.6 students per dwelling, the project would generate approximately 35 new students. Given that HUSD enrollment is significantly decreased, the addition of 35 new students would not exceed HUSD’s capacity.</p> <p><u>Cultural Facilities</u></p> <p>In addition to parks and recreation facilities, there are a number of community facilities located in the City and greater Sonoma County that provide services and amenities for the community. The City has theater and performing arts, music, visual arts, etc. Based on an average household size of 2.51 persons, the project would house approximately 146 residents. Conservatively assuming none of the future residents currently reside in the City, the population increase associated with the project would represent an incremental demand for cultural facilities and would not cause any adverse impacts.</p> <p><i>Source Documents(s):</i> 21, 22, 23.</p>
Commercial Facilities	2	<p>The project site is vacant, undeveloped, and would not displace existing commercial facilities. The project site lies within adequate and convenient proximity to banks and retail services that provide essential items, such as food, medicine, and other convenience shopping. These facilities are accessible by public transit or within walking distance. The project would not cause any adverse impacts to commercial facilities.</p> <p><i>Source Documents(s):</i> N/A.</p>
Health Care and Social Services	2	<p>The nearest major hospital is the Healdsburg Hospital, located approximately 0.5 mile east of the project site. Social services would be provided on-site within the project; other social services, including the Healdsburg Food Pantry and Corazon, are located a convenient and reasonable distance from the project site.</p> <p>The project would not adversely impact any health care or social service facilities.</p> <p><i>Source Documents(s):</i> N/A.</p>
Solid Waste Disposal / Recycling	2	<p>Recology Sonoma Marin provides solid waste, recycling, and compost services to residents and businesses in the City. Solid waste from the City is transferred first to the North County Transfer Station and then transported to landfill sites located outside Sonoma County. The project would generate approximately 661.2 pounds of solid waste daily (0.33 ton) or approximately 87.4 tons annually.</p>

		<p>Collectively, these landfill facilities have more than 100 million cubic yards of remaining capacity, which is more than enough to accommodate the solid waste potentially produced by the project.</p> <p>As outlined above, the project would submit a Construction Waste Management Plan to the City’s Community Development Department. The project would comply with all federal, state, and local ordinances for construction and operational regulations regarding waste diversion and recycling and water, energy, and waste reduction and management and would not adversely impact solid waste disposal or recycling.</p> <p><i>Source Documents(s): 24, 25.</i></p>
Waste Water / Sanitary Sewers	2	<p>The City’s Electric, Water & Wastewater Division, is responsible for the delivery of water and treatment of wastewater to and from the project site. The City operates the Magnolia Lift Station, which has a capacity of approximately 8.6 million gallons per day (gpd) and experiences maximum daily flows of approximately 0.9 million gpd. Therefore, the system has the hydraulic capacity to accommodate the peak wet weather flows as well as additional flows, including those generated by the project.</p> <p>The wastewater treatment plant has a permitted dry weather capacity of 1.4 million gpd and a minimum available unused capacity of 0.42 million gpd. Buildout of the 2030 General Plan, which included the project site, would result in flows of 1.34 million gpd, which would leave an unused capacity of 0.06 million gpd. Therefore, there is adequate wastewater treatment capacity to accommodate the increased demand associated with the project.</p> <p><i>Source Documents(s): 26.</i></p>
Water Supply	2	<p>The City’s Utility Department pulls water from both the Russian River and Dry Creek through well fields to serve the City. The water distribution system serves a population of approximately 11,800 residents through 4,532 water meters and includes the residents of Healdsburg and the Fitch Mountain Water District.</p> <p>The City’s Urban Water Management Plan (UWMP) estimated the City’s total demand for water in 2020 at 661 million gallons (mg) and the supply at 1,826 mg. The City’s total water demand (potable and non-potable) is projected to increase to 981 mg in 2045. The City’s total retail water supply is projected to increase to 2,355 mg in 2045.</p> <p>Buildout of the 2030 General Plan, which includes development of the project site, is planned to increase the City’s population to 14,468 residents, which is less than the population of 14,900 projected for 2025 by the Water System Master Plan and the UWMP. The City’s combined projected water supplies are sufficient to meet projected demands during normal water supply conditions over the next 25 years. However, during single-dry year and multiple-dry year conditions, when the City’s water</p>

		<p>supplies are constrained by low flows within the Russian River and Dry Creek, the City would have insufficient water supply to meet demand without implementing conservation measures. Under a worst-case condition (single dry year) the level of needed mandatory conservation could reach 50 percent. In 2014 the City updated Healdsburg Municipal Code Chapter 13.12, Water System, to include Article IV, the Water Shortage Emergency Plan for the City. In accordance with the 2020 UWMP, this ordinance will be amended to include further water shortage scenarios.</p> <p>The 2030 General Plan Update EIR did not find a significant impact due to anticipated developments in relation to the availability of water supplies. Buildout of the 2030 General Plan included development of the project site consistent with land use and zoning requirements including the increase that could occur in association with the development of affordable housing. No new or expanded entitlements would be needed to serve the annual water demand from 58 residential units and approximately 146 new residents and expansion of existing facilities would not be necessary. Therefore, there is adequate water supply to accommodate the increased demand associated with additional residential development during the Housing Element planning period (i.e., 2015–2023), including the project, and impacts would be less than significant.</p> <p><i>Source Documents(s): 2, 26, 27.</i></p>
<p>Public Safety - Police, Fire and Emergency Medical</p>	<p>2</p>	<p><u>Police</u></p> <p>Police services are provided by the Healdsburg Police Department (HPD), located at 238 Center Street. The HPD currently employs 18 sworn officers and 12 civilian employees. The HPD currently maintains an officer-to-population ratio of 1:644, and the project would not significantly increase that ratio. The project would not physically alter police protection facilities, nor would the project create an environment generally associated with unlawful activities requiring increased law enforcement services. The project would not inhibit HPD’s response times, and the increased population would not warrant construction of a new police station.</p> <p><u>Fire</u></p> <p>Fire protection and emergency medical services are provided by the Healdsburg Fire Department (HFD), located at 601 Healdsburg Avenue. Staff resources include 12 full-time firefighters and approximately 22 reserve volunteer firefighters. The HFD has relied on reserve volunteer firefighters to meet the demand for service created by call volume. The HFD maintains a standard response goal of less than 5 minutes and averages a 4 -minute response time for medical and fire emergencies within</p>

		<p>the City limits. The project conducted a fire flow analysis which determined adequate water pressure and flow rates are available on-site for firefighting purposes and would install and maintain an automatic fire sprinkler system in all newly constructed buildings.</p> <p>In accordance with California Government Code Section 53090, the project would pay development fees to offset the increased demand for police, fire protection, and emergency medical services. The project is located within an urban, built-up area of the City with adequate response times and infrastructure; thus, the project would not adversely increase the demand for police, fire protection, or emergency medical services.</p> <p><i>Source Documents(s): 27, 28, 29, 30, 31.</i></p>
<p>Parks, Open Space and Recreation</p>	<p>2</p>	<p>Within the City, the Community Services Department operates and maintains approximately 43.32 acres of public parks, spread throughout 15 total parks and recreational facilities.</p> <p>The City’s goal is to provide 5 acres of developed neighborhood and community parkland per 1,000 residents. Based on the current City population of approximately 11,340 residents, the City should have approximately 57 acres of developed neighborhood and community parks. The City is currently deficient by approximately 16 acres in meeting the goal of developed neighborhood and community park acreage relative to the population. There are five park projects planned in the City through 2025, including major improvements to Badger Park and the Fitch Mountain Park and Open Space Preserve, a pedestrian walkway extension from the Foss Creek Pathway titled the Mill District Connectivity Project, and the redevelopment of the former Purity building into a community gathering space and farmer’s market. In addition, the City will construct Montage Healdsburg Park, a new 36-acre passive and active public recreation area.</p> <p>The project would incrementally increase population growth in the City, but it would not be substantial enough to result in physical deterioration of existing parks or other recreational facilities. The project would construct approximately 6,225 square feet of outdoor open space adjacent to the two residential buildings to serve its residents. The project would comply with Healdsburg Municipal Code Section 17.08.350 fee requirements and would not adversely impact parks, open space, or recreational facilities.</p> <p><i>Source Documents(s): 23, 27, 32, 33.</i></p>
<p>Transportation and Accessibility</p>	<p>2</p>	<p>The project would generate an average of 263 trips per weekday, including 21 AM peak hour trips and 23 PM peak hour trips. These new trips represent the increase in traffic associated with the project compared to existing volumes. The project would contribute vehicular trips to the intersections of U.S. 101 South</p>

		<p>Ramps/Dry Creek Road and U.S. 101 North Ramps/Dry Creek Road, where roundabouts are planned to be installed. These planned future improvements were incorporated into the City’s Traffic Facilities Impact Fee per Resolution 2-2021, so payment of the fee would be expected to offset any cumulative effect on traffic operations associated with the project. With the addition of project-generated traffic to the anticipated future volumes, and with the planned improvements, the study intersections would operate acceptably at Level of Service (LOS) D or better.</p> <p>As noted above, the project would include the construction of a sidewalk along the project’s Dry Creek Road frontage, connecting to the existing sidewalk to the east and west. The project would also include a right-in, right-out turn restriction at the project driveway onto Dry Creek Road, widen the road to add a second westbound through lane to Dry Creek Road, add associated striping improvements to Dry Creek Road, and associated striping improvements to the Grove Street/Dry Creek Road intersection to accommodate U-turns. These measures would ensure that impacts related to hazards due to a geometric design feature and safety would be less than significant.</p> <p>The project site access and on-site circulation would meet City design criteria and California Fire Code requirements for emergency response vehicles and the project would not substantially increase emergency response times. The project would not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness related to transportation and the circulation system, including transit, roadway, bicycle, and pedestrian facilities.</p> <p><i>Source Documents(s): Appendix K, Traffic Impact Study, W-Trans, 2022.</i></p>
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Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	3	<p>The mixed willow riparian community along Foss Creek on the western boundary of the project site is a perennial stream and designated as a sensitive natural community by the California Department of Fish and Wildlife (CDFW). The project would have no direct or indirect impacts to the approximately 0.14 acre of waters of the United States, Foss Creek, or associated riparian habitat. Post-construction stormwater management would include bioswales to ensure that water from the project site is clean before leaving the developed areas. Stormwater for the project site would be connected to an existing stormwater drainage system.</p>

		<p>As outlined in Mitigation Measure BIO-1, the project would obtain a Section 404 Nationwide Permit from the USACE along with a Section 401 Water Quality Certification from the RWQCB for the approximately 0.25-acre impact to the wetlands. A detailed Wetland Mitigation Plan, requiring on-site wetland mitigation, would be developed as part of the permit process. Upon obtaining those two permits, the project would comply with Executive Order 11990. Therefore, the project would result in minor adverse impacts to unique natural features or water resources.</p> <p><i>Source Document(s): Appendix B, Biological Resources Assessment, Wildlife Research Associates and Jane Valerius Environmental Consulting, April 2022.</i></p>
Vegetation, Wildlife	3	<p>As previously stated, the potential for adverse effects on biological resources (including vegetation and wildlife) were evaluated in a Biological Resources Assessment (see Appendix B).</p> <p>A formal wetland delineation was conducted in the spring of 2021 and verified by the USACE. The mixed willow riparian community along Foss Creek on the western boundary of the project site is a perennial stream and designated as a sensitive natural community by the CDFW. The width of Foss Creek at the ordinary high-water mark averages approximately 20 feet. A total of approximately 0.14 acre of waters of the United States and the State of California occurs within the project site. Foss Creek has a willow riparian canopy cover that includes oaks, walnut, elderberry, and Himalayan blackberry. However, no construction activities would occur in Foss Creek or within the 35-foot-wide riparian setback. With the inclusion of Mitigation Measure BIO-1, the project would have no significant adverse impacts on the waters of the United States or the State of California or its associated riparian corridor.</p> <p>Passerines and raptors nesting in the individual and riparian trees and the lowlands within the portion of the project site could be impacted if construction occurs during the nesting season (between February 1 and August 30, annually). The project would incorporate Mitigation Measure BIO-2 to reduce potential impacts to passerines and raptors.</p> <p>Western pond turtle (<i>Actinemys marmorata</i>) and foothill yellow-legged frog (<i>Rana boylei</i>) may occur within the vicinity of the project site and may use Foss Creek and the upland habitat (grasslands and wetlands) as a movement corridor. Development of grasslands and wetlands within the project site may impact individual western pond turtle and foothill yellow-legged frog. The project would incorporate Mitigation Measure BIO-3 to reduce potential impacts to western pond turtle and foothill yellow-legged frog.</p>

		<p>The proposed removal of eight trees may cause direct mortality of roosting bats if the trees provide suitable roosting habitat and are removed during seasonal periods of inactivity (maternity season or winter). The project would incorporate Mitigation Measure BIO-4 to reduce potential impacts to roosting bats.</p> <p>Implementation of Mitigation Measures BIO-1 through BIO-4 would reduce potential impacts to vegetation and wildlife.</p> <p><i>Source Document(s):</i> Appendix B, <i>Biological Resources Assessment</i>, Wildlife Research Associates and Jane Valerius Environmental Consulting, April 2022.</p>
Other Factors	2	<p>The project would provide affordable housing for low-income individuals and families. The project would provide a safe, clean, and sanitary place for residents, in a location convenient to public transportation, commercial facilities, services, and jobs. For these reasons, the project would be beneficial to both residents and the community.</p> <p>The California Emissions Estimator Model (CalEEMod) (version 2020.4.0) was used to estimate construction and operational greenhouse gas (GHG) emissions resulting from the project to determine if it would exceed the BAAQMD screening threshold of significance of 1,100 metric tons of carbon dioxide equivalent (MTCO_{2e}) per year or the adjusted 2030 screening threshold of 660 MTCO_{2e}. Model results indicate that total GHG emissions from project construction and operation would be 328 MTCO_{2e}, below the adjusted threshold. Therefore, GHG emissions of the project would be less than significant.</p> <p>The project would incorporate sustainable building practices, including solar arrays, all-electric design, low-impact development features, and water conservation to support the City’s sustainability goals and encourage conservation (consistent with General Plan Guiding Principle 4C and Policies H-G-2-3, H-G-5-9, PS-A-5, PS-B-2, and PS-C-3). The project would comply with Senate Bill (SB) 32, the CARB 2017 Scoping Plan, and the Sonoma County Climate Action Plan 2020 and Beyond. Each of these plans include measures to reduce GHG emissions.</p> <p>As the project would be located within a designated floodplain, the project design would comply with Healdsburg Municipal Code Section 20.24.090, Riparian Setback Standards; all standards and provisions for flood hazard reduction outlined in Healdsburg Municipal Code Chapter 17.28, Floodplain Management Regulations, including construction of the project at least 1 foot above the base flood elevation; be located outside the 35-foot setback from Foss Creek; and incorporate Mitigation Measure GEO-1. Given these design measures, no impact is anticipated related to climate change.</p> <p><i>Source Document(s):</i> Appendix A, <i>Dry Creek Commons Planning Commission Submittal</i>, April 12, 2022; Appendix B,</p>

		<i>Biological Resources Assessment</i> , Wildlife Research Associates and Jane Valerius Environmental Consulting, April 2022; and Appendix C, <i>Air Quality and Greenhouse Gas Impact Assessment</i> , Stantec Consulting Services, Inc., May 26, 2022.
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Additional Studies Performed:

See attached Appendix Documents.

- Appendix A: *Dry Creek Commons Planning Commission Submittal*, Van Meter Williams Pollack LLP, BKF Engineers, and Quadriga for Burbank Housing (2022)
- Appendix B: *Biological Resources Assessment*, Wildlife Research Associates and Jane Valerius Environmental Consulting (2022)
- Appendix C: *Air Quality and Greenhouse Gas Impact Assessment*, Stantec Consulting Services, Inc (2022)
- Appendix D: *Phase I Environmental Site Assessment*, Harris and Lee Environmental Sciences, LLC (2021)
- Appendix E: *Eight-Step Planning Process for Floodplains and Wetlands Documentation Executive Order 11988 (Floodplain Management) and Executive Order 11990 (Protection of Wetlands)* (2022)
- Appendix F: *Cultural Resources Study*, Tom Origer and Associates (2021)
- Appendix G: *Noise Assessment*, Stantec Consulting Services, Inc (2022)
- Appendix H: *Hydrology and Hydraulic Analysis*, BKF Engineers (2022)
- Appendix I: *Preliminary Stormwater Plan*, BKF Engineers (2022)
- Appendix J: *Geotechnical Study Report*, RGH Consultants (2022)
- Appendix K: *Traffic Impact Study*, W-Trans (2022)

Field Inspection (Date and completed by):

Harris and Lee Environmental Sciences, LLC on November 10, 2021

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

- Caltrans, District 4 - Bay Area/Oakland
- Native American Heritage Commission
- California Office of Historic Preservation
- Regional Water Quality Control Board, Region 1 – North Coast, Santa Rosa
- U.S. Army Corps of Engineers
- Federal Emergency Management Agency

List of Permits Obtained:

No permits are required for the development of the NEPA documentation; Major Design Review approval was granted by the City’s Planning Commission on September 27, 2022 for the Proposed Action. Subsequent permits will be required from the City for development of the Proposed Action and its components. The project would also obtain a Clean Water Act Section 404 Nationwide Permit from the USACE along with a Section 401 Water Quality Certification from the RWQCB.

Public Outreach [24 CFR 50.23 & 58.43]:

The project review has resulted in a Finding of No Significant Impact (FONSI), which will be published in a local newspaper and circulated to public agencies, interested parties, and landowners/occupants of parcels located within the project's APE on November 7, 2022. Information about where the public may find the Environmental Review Record pertinent to the project will be included in the FONSI Notice.

Cumulative Impact Analysis [24 CFR 58.32]:

This project is a single and discrete project, not linked with other ongoing or planned future projects. As such, its impacts are definable to the time and location of their implementation. As a discrete project, there are no cumulative impacts from associated or future projects related to this site.

Development of the project site is consistent with the current General Plan and would not contribute to cumulative impacts outside of what was evaluated as part of that planning process for the project site and City. The City has standard development guidelines and plans that all development projects must implement as part of their securing separate building and site permits within the City. Those standard development guidelines and plans are required for the Proposed Action. Thus, the project would not contribute to significant, adverse cumulative impacts.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]:

During the project design process, alternative sizes, building configurations, and site locations for the project have been considered. However, the Proposed Action best meets the purpose and need for housing for extremely low-, very-low-, and low-income households earning between 30 percent and 60 percent of area median income in Sonoma County. A larger development could have more substantial adverse impacts on the environment. A smaller development would not maximize the potential use of the project site for affordable housing and would have similar impacts as the Proposed Action.

No Action Alternative [24 CFR 58.40(e)]:

Under the No Action Alternative, no development would occur at the project site in the near term, and the project site would remain unutilized. The environmental impacts associated with the project would not occur under the No Action Alternative, nor would the beneficial effects of the project, including the addition of affordable multifamily residential housing to the City in order to meet the City's Regional Housing Need Allocation required by state law. The No Action Alternative would not preclude the project site from being developed at a future date in a manner consistent with its zoning designation. Consistent with the zoning designation, the project site could be developed with nonresidential uses, which would result in a loss of potential housing and would not contribute to the City's Regional Housing Need Allocation.

Summary of Findings and Conclusions:

Development of the project would result in short-term temporary construction-related impacts and minor adverse impacts related to the construction of 58 residential dwelling units. Overall, the project is suitable from an environmental standpoint. Provided the project adheres to the BMPs and mitigation measures identified herein, development of the project would not result in a significant impact on the quality of the human environment.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the

above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition
Wetlands Protection	<p>BIO-1 Section 404 Permit and 401 Certification</p> <p>The project would obtain a Section 404 nationwide permit from the U.S. Army Corps of Engineers along with a Section 401 water quality certification from the Regional Water Quality Control Board for the 0.25-acre impact to the seasonal wetlands. A detailed wetland mitigation plan would be developed as part of the permit process.</p>
Historic Preservation	<p>CUL-1 Accidental Discovery of Archaeological Resources</p> <p>The City of Healdsburg shall ensure that construction documents require the construction contractor to stop work in the event potentially significant cultural resources are accidentally discovered during construction and that California Environmental Quality Act Guidelines Section 15064.5(f) be followed if archaeological sites are accidentally discovered.</p> <p>If buried archaeological materials are encountered, all soil-disturbing work 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 completes a significance evaluation of the find(s) pursuant to Section 106 of the National Historic Preservation Act (36 Code of Federal Regulations [CFR] 60.4). The developer shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Prehistoric archaeological site indicators expected within the general area include chipped chert and obsidian tools and tool manufacture waste flakes; grinding and hammering implements that look like fist-size, river-tumbled stones; and, for some rare sites, locally darkened soil that generally contains abundant archaeological specimens. Historical remains expected in the general area commonly include items of ceramic, glass, and metal. Features that might be present include structural remains (e.g., cabins or their foundations) and pits containing historical artifacts. The qualified archaeologist shall make recommendations concerning appropriate measures to be implemented to protect the resource, including, but not limited to, excavation and evaluation of the finds in accordance with California Environmental Quality Act Guidelines Section 15064.5. Any previously undiscovered resources found during construction within the project site shall be recorded on appropriate California Department of Parks and Recreation 523 Series forms and will be submitted to the City of Healdsburg, Northwest Information Center, and California Office of Historic Preservation, if required.</p>
Historic Preservation	<p>CUL-2 Accidental Discovery of Human Remains</p> <p>The City of Healdsburg shall ensure that construction documents require the construction contractor to stop work in the event that human remains are accidentally discovered during construction.</p>

Law, Authority, or Factor	Mitigation Measure or Condition
	<p>Pursuant to Health and Safety Code Section 7050.5, Public Resources Code Sections 5097.94 and 5097.98, and California Environmental Quality Act Guidelines Section 15064.5(e), in the event that human remains are discovered during excavation and/or grading of the project site, all activity within a 100-foot radius of the find shall be stopped. The Sonoma County Coroner shall be notified immediately and shall make a determination as to whether the remains are of Native American origin or whether an investigation into the cause of death is required. If the remains are determined to be Native American, the Coroner will notify the Native American Heritage Commission immediately and the Native American Heritage Commission shall identify the person or persons it believes to be the Most Likely Descendant of the deceased Native American. Once the Native American Heritage Commission identifies the Most Likely Descendant, the Most Likely Descendant will make recommendations regarding proper burial, which will be implemented in accordance with California Environmental Quality Act Guidelines Section 15064.5(e).</p> <p>If the Native American Heritage Commission is unable to identify a Most Likely Descendant or the Most Likely Descendant does not make recommendations within 48 hours of being notified by the Native American Heritage Commission, the developer shall, with appropriate dignity, reinter the remains in an area of the project site secure from further disturbance. Alternatively, if the developer does not accept the Most Likely Descendant's recommendations, the developer or the descendants may request mediation by the Native American Heritage Commission.</p> <p>Additionally, California Environmental Quality Act Guidelines Section 15064.5(d) requires that when an initial study identifies the existence, or the probable likelihood, of Native American human 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 an agreement 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.</p>
Historic Preservation	<p>CUL-3 Accidental Discovery of Tribal Cultural Resources</p> <p>In the event that tribal cultural resources are encountered during the course of the project, all such activities within 50 feet of the find shall temporarily cease on the project site until a qualified archaeologist can evaluate whether the resource requires further study to ensure that the potential tribal cultural resources are properly assessed and treated pursuant to Public Resources Code Section 21074 (a)(2).</p>
Soil Suitability / Slope/ Erosion /	<p>GEO-1 Geotechnical Conclusions and Recommendations</p> <p>Prior to issuance of building permits, the project applicant shall submit plans to the City of Healdsburg for review and approval demonstrating project</p>

Law, Authority, or Factor	Mitigation Measure or Condition
Drainage and Storm Water Runoff	<p>compliance with the 2019 California Building Standards Code seismic requirements, or the latest adopted edition, and the recommendations of a design-level geotechnical investigation. All soil engineering recommendations and structural foundations shall be designed by a licensed Professional Engineer. The approved plans shall be incorporated into the proposed project. All on-site soil engineering activities shall be conducted under the supervision of a licensed Geotechnical Engineer or Certified Engineering Geologist.</p>
Vegetation, Wildlife	<p>BIO-2 Passerines and Raptors</p> <p>To avoid or minimize impacts to passerines and raptors that may potentially nest in the trees within the project impact area during the nesting season between February 1 and August 30, the project shall comply with the following measures:</p> <ol style="list-style-type: none"> 1. Grading or removal of nesting trees should be conducted outside the nesting season, which occurs between February 1 and August 30. 2. If grading between August 31 and January 31 is infeasible and groundbreaking must occur within the nesting season, a preconstruction nesting bird (both passerine and raptor) survey of the grasslands and trees within the project impact area shall be performed by a qualified biologist within 3 days of groundbreaking. If no nesting birds are observed, no further action is required, and grading shall occur within 1 week of the survey to prevent “take” of individual birds that could begin nesting after the survey. 3. If active bird nests (either passerine and/or raptor) are observed during the pre-construction survey, a disturbance-free buffer zone shall be established around the nest tree(s) until the young have fledged, as determined by a qualified biologist. The radius of the required buffer zone can vary depending on the species, (i.e., 250 feet for passerines and 300 to 500 feet for raptors), with the dimensions of any required buffer zones to be determined by a qualified biologist in consultation with the California Department of Fish and Wildlife. 4. To delineate the buffer zone around a nesting tree, orange construction fencing shall be placed at the specified radius from the base of the tree within which no machinery or workers shall intrude. 5. After the fencing is in place, there shall be no restrictions on grading or construction activities outside the prescribed buffer zones.
Vegetation, Wildlife	<p>BIO-3 Western Pond Turtle and Foothill Yellow-Legged Frog Preconstruction Survey</p> <p>To prevent take of western pond turtle and/or foothill yellow legged-frog individuals, a preconstruction survey shall be conducted for both species. The preconstruction survey shall be conducted within 7 days prior to ground-</p>

Law, Authority, or Factor	Mitigation Measure or Condition
	<p>breaking activities between January 1 and June 30 in the grasslands and seasonal wetland habitats within the project impact area on the project site.</p> <p>If no western pond turtle or foothill yellow-legged frog are observed, no further action is required. If western pond turtle or foothill yellow-legged frog are observed in the grasslands or seasonal wetland habitats, the California Department of Fish and Wildlife shall be contacted, and all construction activities will be delayed until an appropriate course of action is established and approved by the California Department of Fish and Wildlife. This may be as simple as establishing a drift fence and/or exclusion fence around the project impact area to prevent western pond turtle and/or foothill yellow-legged frog from moving into the project impact area. If required by the California Department of Fish and Wildlife, a qualified biologist shall prepare and implement a western pond turtle or foothill yellow-legged frog relocation plan.</p> <p>If construction is delayed for more than 30 days from the survey, another preconstruction survey for western pond turtle and foothill yellow-legged frog shall be conducted.</p>
Vegetation, Wildlife	<p>BIO-4 Tree-Roosting Bats Preconstruction Survey</p> <p>A qualified bat biologist must supervise tree removal for Trees 7, 15, 28, and 57 identified in Table 1 of the Biological Resources Assessment prepared for the project. To prevent take of individuals, a two-step methodology for tree removal shall be conducted over 2 consecutive days under the supervision of a qualified bat biologist. The tree removal company, under the direction of a qualified bat biologist, shall create noise and vibration on Day 1 by cutting non-habitat branches and limbs from habitat trees using chainsaws only (no excavators or other heavy machinery). On Day 2, the remainder of the tree shall be removed. Two-step tree removal must only occur during seasonal periods of bat activity, as follows:</p> <ol style="list-style-type: none"> 1. Between March 1 (or after evening temperatures rise above 45 degrees Fahrenheit [°F] and/or no more than 0.5 inch of rainfall within 24 hours occurs) and April 15; or 2. Between September 1 and October 15 (or before evening temperatures fall below 45°F and/or more than 0.5 inch of rainfall within 24 hours occurs).

Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]

The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]

The project may significantly affect the quality of the human environment.

Preparer Signature: *Peter Mye* Date: 11/02/2022

Name/Title/Organization: Peter Mye/Lead Environmental Planner/SWCA Environmental Consultants

Certifying Officer Signature: *Scott M. Duiven* Date: 11/02/2022

Name/Title: Scott Duiven/City of Healdsburg/Community Development Director

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).