

APPENDIX G

LETTERS FROM PUBLIC SERVICE & UTILITY AGENCIES



September 11, 2007

Randy Collins
Fire Marshall
Healdsburg Fire Department
601 Healdsburg Ave
Healdsburg, CA 95448
(707) 431-3363

RE: City of Healdsburg General Plan Update Project Environmental Impact Report (EIR) – Request for Information

Dear Marshall Collins

Christopher A. Joseph & Associates (CAJA) is working with the City of Healdsburg Planning and Building Department to prepare an EIR for the proposed General Plan Update Project. The project is a comprehensive revision and update of the 1987 Healdsburg General Plan. Revisions proposed in the Draft Healdsburg 2025 General Plan include revising the Land Use Map and updating the General Plan Policy Document. The project consists of updates to the Land Use, Economic Development, Transportation, Public Services, Natural Resources, Safety, Community Design, Historic and Cultural Resources, and Administration and Implementation Elements. These updates include changes to General Plan policies, General Plan land use designations, and the General Plan Land Use Map. No changes have been made to the 2002 Housing Element as part of the General Plan Update. In addition to policy revisions, the project may also include revisions to the City's Zoning Ordinance to ensure consistency with the Draft General Plan, once adopted.

As described below, updates in the Draft General Plan policies fall into several categories.

- **Minor Rewording.** Many of the revisions consist of minor rewording of policies without any change in intent.
- **Revisions to Reflect Changed Conditions.** Other changes include rewording or deletions of policies to reflect changes in conditions in the City since the adoption of the 1987 General Plan.
- **Changes to Uses or Density.** Revisions to include additional permitted uses or changes to density or Floor Area Ratio.

- **General Plan Amendments to Parcels.** Several parcels or portions of parcels would be reclassified with new land use designations.
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- **Additions of Performance Standards.** Many policies were revised to include standards or redefined to strengthen and clarify the intent of the policy or to reflect Zoning Ordinance regulations.
- **Policy Deletions.** These deletions include policies that are either no longer applicable, are now implemented through another policy or agency, or polices that have been moved to the implementation program.
- **Policy Additions.** Consists of new policies added to reflect the City’s vision to the year 2025 including the addition of Special Study Areas.

Development potential within the Urban Service Area proposed under the project could potentially include the construction of the following land uses:

Approved/Allowed Use	Residential Units	Square Feet
Single-Family Residential	866	
Multi-Family Residential	175	
Industrial		1,008,000
Commercial		241,000
Retail		625,000
Mixed Use	51	120,000
Office		20,000

To determine whether a General Plan Update would have the potential to have a significant environmental effect related to **fire protection services**, the CEQA Guidelines asks the following:

- Would the General Plan Update result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection?

The purpose of the EIR is to assess the General Plan Update's potential impacts to various environmental issue areas and public service and utility agencies, including the Healdsburg Fire Department. The EIR will also provide recommendations that may be necessary to reduce such potential impacts to "less-than-significant" levels.

The following information was taken from the General Plan current revision that was available through the City of Healdsburg Website. Please verify that the following information is still accurate. Any assistance that you can provide with the following questions would be greatly appreciated:

1. There is one fire station located at:
601 Healdsburg, Healdsburg, CA 95448
2. What are the types and numbers of staff at the station?
3. .What are the types and numbers of equipment (e.g., fire trucks, engines, etc.) the station?
4. Are the existing staff levels at the station discussed in answer to question 1 adequate to meet current demands for fire protection services in the General Plan area?
 - 4a. If not, what is needed to accommodate current demands?
5. Does Fire Department have an emergency evacuation plan or emergency response plan?
6. Does the Fire Department have a preferred response time to calls for emergency service?
 - 6a. What is the Fire Department's record in meeting this preferred response time?
7. Does the Fire Department have a preferred ratio of fire fighters per population?
 - 7a. What is the current ratio?
8. What other agencies provide mutual aid to the surrounding areas?
9. Please describe the relationship between CDF and the Healdsburg Fire Department.
10. Would implementation of the General Plan Update require the Fire Department to construct new facilities or expand existing facilities to accommodate the increased demand for fire protection services created by the General Plan Update?
11. In addition to addressing General Plan-specific impacts to fire protection service, the EIR will also address cumulative impacts to fire protection service. We are in the process of compiling a list of reasonably-foreseeable development in the City of Healdsburg. The table above includes a list of some of the major, approved development in proximity to the area. However, additional projects may be added to list as our research continues. Can the Fire Department accommodate the demand for fire protection services associated with these projects in conjunction with the General Plan Update?
 - 11a. How does your agency address the growing demand for fire protection services?
 - 11b. Do you have any projections for future demand based on projected growth in the region?
 - 11c. What would be needed to meet the cumulative demand for fire protection services?

Fire Marshall Randy Collins, Healdsburg Fire Department

September 11, 2007

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12. Please provide recommendations that could reduce the demand for fire protection services created by the General Plan Update.

Thank you for your assistance with the questions outlined above. Any response that you can provide will help us ensure that our analysis of General Plan Update-specific **fire protection services** is accurate and complete. In order to attain a timely completion of our analysis, please provide your response (via mail, email or fax) no later than September 25, 2007. Should you have any questions, feel free to call me at (707) 283-4040 ext. 100. You may also reach me by email at joanna.sperber@cajaeir.com and by fax at (707) 283-4041.

Sincerely,

Christopher A. Joseph & Associates

Joanna Sperber

Assistant Environmental Planner

Enclosed:

Figure III-6 Healdsburg 2025 General Plan Update Area

Figure III-8 Healdsburg 2025 General Plan Update Proposed Land Use Changes

Joanna,

To memorialize our conversation and answer your question, yes, a fire station would be necessary to provide adequate response times to area "C" even if the Saggio project was not approved.

Randy

-----Original Message-----

From: Joanna Sperber [mailto:joanna.sperber@cajaeir.com]

Sent: Monday, October 01, 2007 1:55 PM

To: Randy Collins

Subject: RE: Updated Request for Information-Healdsburg General Plan Update Environmental Impact Report (EIR)

The 574 residential units would be developed on the Passalaqua property (even if annexation is not approved for the Saggio Hills Project), just outside the northern City limit but within the Urban Service Area.

The development would not be considered "infill" close the Fire Station on Grove St. Please refer to the attached map. Area C is where the 574 units will be located.

Sorry for all the emails, but this is the most important piece of information in regards to fire protection services and I want to make sure your are properly represented in the EIR.

Joanna Sperber
Assistant Environmental Planner
joanna.sperber@caja.com

Christopher A. Joseph & Associates
Environmental Planning and Research
www.cajaeir.com

Petaluma Office

179 H Street
Petaluma, CA 94952

Phone: (707) 283-4040
Fax: (707) 283-4041

Los Angeles · Agoura Hills · Petaluma · Oakland · Santa Clarita · Mammoth Lakes

Confidentiality Statement

This transmittal is intended to be transmitted to the person named. Should it be received by anyone other than that person, its contents are to be treated as strictly confidential. It is privileged communications between the firm and the person(s) named. Any use, distribution or reproduction of the information by anyone than that person is prohibited.

From: Randy Collins [mailto:rcollins@ci.healdsburg.ca.us]
Sent: Monday, October 01, 2007 1:23 PM
To: Joanna Sperber
Subject: RE: Updated Request for Information-Healdsburg General Plan Update Environmental Impact Report (EIR)

Joanna,

Here's the responses I would offer;

1. It depends what you define as "new". The last piece of fire apparatus was purchased in 2001.
2. The second fire station would not be needed to maintain the targeted response time unless annexation occurs to the north. This is based on the assumption these 574 units would be "in-fill" projects built closer to the station than Parkland Farms (the most remote location within the City limits).
3. Yes the Passalaqua property would be an adequate location.

Let me know if you have any other questions.

Randy

-----Original Message-----

From: Joanna Sperber [mailto:joanna.sperber@cajaeir.com]
Sent: Monday, October 01, 2007 11:29 AM
To: Randy Collins
Subject: RE: Updated Request for Information-Healdsburg General Plan Update Environmental Impact Report (EIR)

I have just a few follow up question in regards to your response for the Healdsburg General Plan EIR.

1. Have you recently received new equipment? Rick Tooker mentioned I should ask.
2. Even without annexation of the northern portion of the Urban Service Area, there would still be development of 574 residential units. Would the fire department need a second fire station to stay within a five minutes response time for the northern portion of the Urban Service Area with development of 574 residential units?
3. The General Plan proposes to construct a second fire station on the Passalaqua Property. Would this be an adequate location for a second fire station?

Thank you again for the taking the time to response.

Joanna Sperber
Assistant Environmental Planner
joanna.sperber@caja.com

Christopher A. Joseph & Associates
Environmental Planning and Research
www.cajaeir.com

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October 15, 2007

Paul Pigoni
Fire Chief
Geyserville Fire Protection District
20975 Geyserville Ave
Geyserville, CA 95441
(707) 851-3535

RE: City of Healdsburg General Plan Update Project Environmental Impact Report (EIR) – Request for Information

Dear Chief Pigoni

Christopher A. Joseph & Associates (CAJA) is working with the City of Healdsburg Planning and Building Department to prepare an EIR for the proposed General Plan Update Project. The project is a comprehensive revision and update of the 1987 Healdsburg General Plan. Revisions proposed in the Draft Healdsburg 2025 General Plan include revising the Land Use Map and updating the General Plan Policy Document. The project consists of updates to the Land Use, Economic Development, Transportation, Public Services, Natural Resources, Safety, Community Design, Historic and Cultural Resources, and Administration and Implementation Elements. These updates include changes to General Plan policies, General Plan land use designations, and the General Plan Land Use Map. No changes have been made to the 2002 Housing Element as part of the General Plan Update. In addition to policy revisions, the project may also include revisions to the City's Zoning Ordinance to ensure consistency with the Draft General Plan, once adopted.

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To determine whether a General Plan Update would have the potential to have a significant environmental effect related to **fire protection services**, the CEQA Guidelines asks the following:

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Fire Chief Paul Pigoni, Geyserville Fire Protection District

October 15, 2007

Page 3

The purpose of the EIR is to assess the General Plan Update's potential impacts to various environmental issue areas and public service and utility agencies, including the auto aid provided by the Geyserville Fire Protection District. The EIR will also provide recommendations that may be necessary to reduce such potential impacts to "less-than-significant" levels.

1. Would implementation of the General Plan Update require the Geyserville Fire Protection District to construct new facilities or expand existing facilities to accommodate the increased demand for fire protection services created by the General Plan Update?
2. Please provide recommendations that could reduce the demand for fire protection services created by the General Plan Update.

Thank you for your assistance with the questions outlined above. Any response that you can provide will help us ensure that our analysis of General Plan Update-specific **fire protection services** is accurate and complete. In order to attain a timely completion of our analysis, please provide your response (via mail, email or fax) no later than October 31, 2007. Should you have any questions, feel free to call me at (707) 283-4040 ext. 100. You may also reach me by email at joanna.sperber@cajaeir.com and by fax at (707) 283-4041.

Sincerely,

Christopher A. Joseph & Associates

Joanna Sperber

Assistant Environmental Planner

Enclosed:

Figure III-6 Healdsburg 2025 General Plan Update Area

Figure III-8 Healdsburg 2025 General Plan Update Proposed Land Use Changes



October 15, 2007

Kim Thompson
Battalion Chief
Calfire
17475 Fredson Rd.
Healdsburg, CA 95448
(707) 433-2020

RE: City of Healdsburg General Plan Update Project Environmental Impact Report (EIR) – Request for Information

Dear Kim Thompson,

Christopher A. Joseph & Associates (CAJA) is working with the City of Healdsburg Planning and Building Department to prepare an EIR for the proposed General Plan Update Project. The project is a comprehensive revision and update of the 1987 Healdsburg General Plan. Revisions proposed in the Draft Healdsburg 2025 General Plan include revising the Land Use Map and updating the General Plan Policy Document. The project consists of updates to the Land Use, Economic Development, Transportation, Public Services, Natural Resources, Safety, Community Design, Historic and Cultural Resources, and Administration and Implementation Elements. These updates include changes to General Plan policies, General Plan land use designations, and the General Plan Land Use Map. No changes have been made to the 2002 Housing Element as part of the General Plan Update. In addition to policy revisions, the project may also include revisions to the City's Zoning Ordinance to ensure consistency with the Draft General Plan, once adopted.

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Kim Thompson, Calfire

October 15, 2007

Page 3

The purpose of the EIR is to assess the General Plan Update's potential impacts to various environmental issue areas and public service and utility agencies, including the auto aid provided by the Calfire. The EIR will also provide recommendations that may be necessary to reduce such potential impacts to "less-than-significant" levels.

1. Would implementation of the General Plan Update require the Healdsburg Calfire Station to construct new facilities or expand existing facilities to accommodate the increased demand for fire protection services created by the General Plan Update?
2. Please provide recommendations that could reduce the demand for fire protection services created by the General Plan Update.

Thank you for your assistance with the questions outlined above. Any response that you can provide will help us ensure that our analysis of General Plan Update-specific **fire protection services** is accurate and complete. In order to attain a timely completion of our analysis, please provide your response (via mail, email or fax) no later than October 31, 2007. Should you have any questions, feel free to call me at (707) 283-4040 ext. 100. You may also reach me by email at joanna.sperber@cajaeir.com and by fax at (707) 283-4041.

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Christopher A. Joseph & Associates

Joanna Sperber

Assistant Environmental Planner

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Figure III-6 Healdsburg 2025 General Plan Update Area

Figure III-8 Healdsburg 2025 General Plan Update Proposed Land Use Changes

Joanna Sperber

From: Thompson, Kim [Kim.Thompson@fire.ca.gov]
Sent: Wednesday, October 24, 2007 12:50 PM
To: Joanna Sperber
Subject: RE: City of Healdsburg General Plan Update Project Environmental Impact Report (EIR) - Request for Information

Joanna,

Please see responses below.

KIM

From: Joanna Sperber [mailto:joanna.sperber@cajaeir.com]
Sent: Monday, October 22, 2007 11:19 AM
To: Thompson, Kim
Subject: City of Healdsburg General Plan Update Project Environmental Impact Report (EIR) - Request for Information

October 15, 2007

Kim Thompson
Battalion Chief
Calfire
17475 Fredson Rd.
Healdsburg, CA 95448
(707) 433-2020

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10/24/2007

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The purpose of the EIR is to assess the General Plan Update's potential impacts to various environmental issue areas and public service and utility agencies, including the auto aid provided by the Calfire. The EIR will also provide recommendations that may be necessary to reduce such potential impacts to "less-than-significant" levels.

1. Would implementation of the General Plan Update require the Healdsburg Calfire Station to construct new facilities or expand existing facilities to accommodate the increased demand for fire protection services created by the General Plan Update? No. The current station we have now is sufficient to provide accommodations for the personnel and equipment needed for the General Plan update.
2. Please provide recommendations that could reduce the demand for fire protection services created by the General Plan Update. The recommendations would be to follow Fire Safe Building and Landscaping Standards-which I am sure will be required by Healdsburg Fire Department.

Thank you for your assistance with the questions outlined above. Any response that you can provide will help us ensure that our analysis of General Plan Update-specific **fire protection services** is accurate and complete. In order to attain a timely completion of our analysis, please provide your response (via mail, email or fax) no later than October 31, 2007. Should you have any questions, feel free to call me at (707) 283-4040 ext. 100. You may also reach me by email at joanna.sperber@cajaeir.com and by fax at (707) 283-4041.

Sincerely,

Christopher A. Joseph & Associates

Joanna Sperber
Assistant Environmental Planner

Mailed copy includes:

Figure III-6 Healdsburg 2025 General Plan Update Area

Figure III-8 Healdsburg 2025 General Plan Update Proposed Land Use Changes

Joanna Sperber
Assistant Environmental Planner
joanna.sperber@caja.com

Christopher A. Joseph & Associates
Environmental Planning and Research
www.cajaeir.com

Petaluma Office

179 H Street
Petaluma, CA 94952

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10/24/2007

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October 15, 2007

Ron Collier
Fire Chief
Windsor Fire Protection District
PO Box 530
Windsor, CA 95492-0530
(707) 838-1173

RE: City of Healdsburg General Plan Update Project Environmental Impact Report (EIR) – Request for Information

Dear Chief Collier

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Fire Chief Ron Collier, Windsor Fire Protection District

October 15, 2007

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Sincerely,

Christopher A. Joseph & Associates

Joanna Sperber

Assistant Environmental Planner

Enclosed:

Figure III-6 Healdsburg 2025 General Plan Update Area

Figure III-8 Healdsburg 2025 General Plan Update Proposed Land Use Changes

Joanna Sperber

From: Ron Collier [rcollier@windsorfpd.com]
Sent: Thursday, October 18, 2007 9:50 AM
To: joanna.sperber@cajaeir.com
Subject: EIR Request

Joanna,

Based on the information you have provided, I do not see any additional impact on the Windsor Fire Protection District than we are presently providing. Thank you for asking and best of luck with your project.

Chief Ron Collier



September 11, 2007

Susan Jones, Chief of Police
Healdsburg Police Department
238 Center St
Healdsburg, CA. 95448
(707) 431-3377

RE: City of Healdsburg General Plan Update Project Environmental Impact Report (EIR) – Request for Information

Dear Chief Susan Jones:

Christopher A. Joseph & Associates (CAJA) is working with the City of Healdsburg Planning and Building Department to prepare an EIR for the proposed General Plan Update Project. The project is a comprehensive revision and update of the 1987 Healdsburg General Plan. Revisions proposed in the Draft Healdsburg 2025 General Plan include revising the Land Use Map and updating the General Plan Policy Document. The project consists of updates to the Land Use, Economic Development, Transportation, Public Services, Natural Resources, Safety, Community Design, Historic and Cultural Resources, and Administration and Implementation Elements. These updates include changes to General Plan policies, General Plan land use designations, and the General Plan Land Use Map. No changes have been made to the 2002 Housing Element as part of the General Plan Update. In addition to policy revisions, the project may also include revisions to the City's Zoning Ordinance to ensure consistency with the Draft General Plan, once adopted.

As described below, updates in the Draft General Plan policies fall into several categories.

- **Minor Rewording.** Many of the revisions consist of minor rewording of policies without any change in intent.
- **Revisions to Reflect Changed Conditions.** Other changes include rewording or deletions of policies to reflect changes in conditions in the City since the adoption of the 1987 General Plan.
- **Changes to Uses or Density.** Revisions to include additional permitted uses or changes to density or Floor Area Ratio.

- **General Plan Amendments to Parcels.** Several parcels or portions of parcels would be reclassified with new land use designations.
- **Changes to Land Use Categories.** Includes renaming, combining, or replacing existing categories with new categories. All Highway Commercial (HC) and Mixed Commercial/Light Industrial (MCI) uses would be reclassified to Mixed Use (MU). All Light Industrial (LI) and Heavy Industrial (HI) uses would be reclassified to Industrial (I). All Recreation & Parks (RP) uses would be reclassified to Public/Quasi-Public (PQP) and all Agricultural uses would be reclassified to Open Space (OS).
- **Additions of Performance Standards.** Many policies were revised to include standards or redefined to strengthen and clarify the intent of the policy or to reflect Zoning Ordinance regulations.
- **Policy Deletions.** These deletions include policies that are either no longer applicable, are now implemented through another policy or agency, or policies that have been moved to the implementation program.
- **Policy Additions.** Consists of new policies added to reflect the City’s vision to the year 2025 including the addition of Special Study Areas.

Development potential within the Urban Service Area proposed under the project could potentially include the construction of the following land uses:

Approved/Allowed Use	Residential Units	Square Feet
Single-Family Residential	866	
Multi-Family Residential	175	
Industrial		1,008,000
Commercial		241,000
Retail		625,000
Mixed Use	51	120,000
Office		20,000

To determine whether a General Plan Update would have the potential to have a significant environmental effect related to **police protection services**, the CEQA Guidelines asks the following:

- Would the General Plan Update result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental

facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police services?

The purpose of the EIR is to assess the General Plan Update's potential impacts to various environmental issue areas and public service and utility agencies, including the Healdsburg Police Department. The EIR will also provide recommendations that may be necessary to reduce such potential impacts to "less-than-significant" levels. Any assistance that you can provide with the following questions would be greatly appreciated:

1. What is the existing staff level for the Healdsburg Police Department?
 - 1a. Are the existing staff levels at the station adequate to meet current demands for protection services in?
2. What is the size of the patrol division and what units do you have (detectives, canine, gang, etc.)?
3. What are your crime statistics?
4. What is the existing equipment inventory at the City of Healdsburg police station?
 - 4a. Are the equipment levels adequate to meet the current demand for police services?
5. Does the Healdsburg Police Department have a preferred officer-to-population ratio?
 - 5a. What is the current ratio?
6. Does the Healdsburg Police Department have a preferred response time goal?
7. What effect, if any, would the General Plan Update have on the Healdsburg Police Department?
8. Would the Healdsburg Police Department need to construct new police facilities or expand existing facilities in order to accommodate the General Plan Update?
9. In addition to addressing General Plan Update-specific impacts to police services, the ADEIR will also address cumulative impacts to police services. We are in the process of compiling a list of reasonably-foreseeable development in the City of Healdsburg. The table above includes a list of some of the other major, reasonably-foreseeable approved developments. However, additional projects may be added to the list as our research continues. Can the Healdsburg Police Department accommodate the demand for police services associated with the development of these projects in conjunction with the General Plan Update?
 - 9a. How does your agency address the growing demand for police services?
 - 9b. Do you have any projections for future demand based on projected growth in the region?
 - 9c. What would be needed to meet the cumulative demand for police services?
10. Please provide recommendations that could reduce the demand for police services created by the General Plan Update.

Susan Jones, Chief of Police
September 11, 2007
Page 4

Thank you for your assistance with the questions outlined above. Any response that you can provide will help us ensure that our analysis of project-specific impacts on **police services** is accurate and complete. In order to attain a timely completion of our analysis, please provide your response (via mail, e-mail, or fax) no later than September 25, 2007. Should you have any questions, feel free to call me at (707) 283-4040 ext. 100. You may also reach me by email at joanna.sperber@cajaeir.com and by fax at (707) 283-4041.

Sincerely,
Christopher A. Joseph & Associates

Joanna Sperber
Assistant Environmental Planner

Enclosed:

Figure III-6 Healdsburg 2025 General Plan Update Area

Figure III-8 Healdsburg 2025 General Plan Update Proposed Land Use Changes

From: Susan Jones [sjones@ci.healdsburg.ca.us]
Sent: Tuesday, September 11, 2007 1:30 PM
To: joanna.sperber@cajaeir.com
Subject: General Plan update for Police Services

Attachments: 2005-6 Annual Report1.pdf

Hi Joanna,

Here are the answers to the questions you provided me. I hope this helps. I'll be on vacation from Sept. 24 through Oct. 5th. If you need assistance from my staff during my absence, you can contact Sgt. John Haviland at jhavliland@ci.healdsburg.ca.us or 707-431-3374.

What is the existing staff level for the Healdsburg Police Department? 18 sworn officers (including the chief) and 11 civilian employees.

1a. Are the existing staff levels at the station adequate to meet current demands for protection services in? In August 2006 we had the Peace Officers Standards and Training Commission conduct a Management Audit of our operation. Based upon calls for service, response times and employee absences, they recommended that we have one more sworn officer for patrol. That would take us to 19 sworn. In addition, they recommended a full time manager to oversee our Communications Division. We currently do not have one.

What is the size of the patrol division and what units do you have (detectives, canine, gang, etc.)? We have one detective, one school resource officer, one downtown foot patrol officer, one Administrative Sergeant, four Patrol Sergeants and ten patrol officers.

What are your crime statistics? See attached annual report <<2005-6 Annual Report1.pdf>> .
What is the existing equipment inventory at the City of Healdsburg police station? What kind of equipment are you referring to?

4a. Are the equipment levels adequate to meet the current demand for police services? Yes.

Does the Healdsburg Police Department have a preferred officer-to-population ratio? No.

5a. What is the current ratio? 1:644

Does the Healdsburg Police Department have a preferred response time goal? Yes
What effect, if any, would the General Plan Update have on the Healdsburg Police Department? None.
Would the Healdsburg Police Department need to construct new police facilities or expand existing facilities in order to accommodate the General Plan Update? No. There would be no need to.

In addition to addressing General Plan Update-specific impacts to police services, the ADEIR will also address cumulative impacts to police services. We are in the process of compiling a list of reasonably-

foreseeable development in the City of Healdsburg. The table above includes a list of some of the other major, reasonably-foreseeable approved developments. However, additional projects may be added to the list as our research continues. Can the Healdsburg Police Department accommodate the demand for police services associated with the development of these projects in conjunction with the General Plan Update? No. We will need to address that issue. Especially with increasing the industrial area and the Saggio Hills Project.

9a. How does your agency address the growing demand for police services? We haven't had to address those issues yet. We offer a fairly broad range of services. If the demand gets too great, we would address City Management first, then the Council with a request to add personnel.

9b. Do you have any projections for future demand based on projected growth in the region? None other than the previously mentioned Saggio Hills.

9c. What would be needed to meet the cumulative demand for police services? Three positions. A Lieutenant to assist with Administrative Duties. A Technical Services manager to oversee the Communications Unit and one additional patrol officer.

Please provide recommendations that could reduce the demand for police services created by the General Plan Update.

I have no recommendations to reduce the demand for police services.

ole1.bmp

Susan E. Jones
Chief of Police
Healdsburg Police Department
238 Center Street
Healdsburg, CA 95448
Office: 707-431-3368
Fax: 707-431-3190



September 11, 2007

Robert Carter.
District Superintendent
Healdsburg Unified School District
1028 Prince St.
Healdsburg, CA 95448
(707) 431-3117

RE: City of Healdsburg General Plan Update Project Environmental Impact Report (EIR) – Request for Information

Dear Mr. Carter:

Christopher A. Joseph & Associates (CAJA) is working with the City of Healdsburg Planning and Building Department to prepare an EIR for the proposed General Plan Update Project. The project is a comprehensive revision and update of the 1987 Healdsburg General Plan. Revisions proposed in the Draft Healdsburg 2025 General Plan include revising the Land Use Map and updating the General Plan Policy Document. The project consists of updates to the Land Use, Economic Development, Transportation, Public Services, Natural Resources, Safety, Community Design, Historic and Cultural Resources, and Administration and Implementation Elements. These updates include changes to General Plan policies, General Plan land use designations, and the General Plan Land Use Map. No changes have been made to the 2002 Housing Element as part of the General Plan Update. In addition to policy revisions, the project may also include revisions to the City's Zoning Ordinance to ensure consistency with the Draft General Plan, once adopted.

As described below, updates in the Draft General Plan policies fall into several categories.

- **Minor Rewording.** Many of the revisions consist of minor rewording of policies without any change in intent.
- **Revisions to Reflect Changed Conditions.** Other changes include rewording or deletions of policies to reflect changes in conditions in the City since the adoption of the 1987 General Plan.
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- **General Plan Amendments to Parcels.** Several parcels or portions of parcels would be reclassified with new land use designations.
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- **Additions of Performance Standards.** Many policies were revised to include standards or redefined to strengthen and clarify the intent of the policy or to reflect Zoning Ordinance regulations.
- **Policy Deletions.** These deletions include policies that are either no longer applicable, are now implemented through another policy or agency, or polices that have been moved to the implementation program.
- **Policy Additions.** Consists of new policies added to reflect the City’s vision to the year 2025 including the addition of Special Study Areas.

Development potential within the Urban Service Area proposed under the project could potentially include the construction of the following land uses: *(please be aware the table below has changed)*

**Table III-3
 Healdsburg Planning Area Potential Land Uses**

Approved/Allowed Use	Residential Units	Commercial	Industrial	Hotel Units
Single-Family Residential	932			
Multi-Family Residential	241		11,892	
Industrial	1		995,975	
Commercial		255,634	6,250	59
Retail		519,460		
Mixed Use	53	120,000		
Office		20,000		
Total	1,227	915,094	1,014,117	59
Source: City of Healdsburg, 2007.				

To determine whether a project would have the potential to have a significant environmental effect related to **school services**, the CEQA Guidelines asks the following:

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

The purpose of the EIR is to assess the Project’s potential impacts to various environmental issue areas and public service and utility agencies, including the Healdsburg Unified School District (HUSD). The EIR will also provide recommendations that may be necessary to reduce such potential impacts to “less-than-significant” levels. Any assistance that you can provide with the following questions would be greatly appreciated:

1. Could you please provide the current student **capacity** and confirm current student **enrollment** statistics below for the schools that serve the City of Healdsburg is accurate for 2006-2007 school year?

Fitch Mountain Elementary	Healdsburg	412
Foss Creek Elementary	Healdsburg	443
Healdsburg Elementary	Healdsburg	464
Healdsburg High	Healdsburg	1,028
Healdsburg Junior High	Healdsburg	481
Marce Becerra Academy (Cont)	Healdsburg	56

Information taken from <http://www.ciwmb.ca.gov/Profiles/Schools/District/default.asp?DISTRICTID=683>

2. What is the current school developer fee per square foot of residential land use?

Level I fees of \$2.63 per square foot for residential construction and \$0.42 per square foot for commercial development

3. Is existing school capacity within HUSD adequate to meet current student population?

YES

4. Is the HUSD using any busing programs and/or portable classrooms to accommodate overcrowded schools?

5. What student generation rates does HUSD use for different types of development? (e.g., single-family residential development, multi-family residential development, commercial development)?

0.6 students per housing unit; *Is this for single family houses? What are the units for other housing types?*

6. Are there any improvements or additions planned?

Already completed, August 2006

7. In addition to addressing project-specific impacts to school services, the EIR will also address cumulative impacts to school services. We are in the process of compiling a list of reasonably-foreseeable development in the City of Healdsburg. The table above includes a list of some of the other major, reasonably-foreseeable approved development. However, additional projects may be added to list as our research continues. Can the HUSD accommodate the demand for school services associated with the development of these projects in conjunction with the Project?

7a. How does the HUSD address the growing demand for school services?

7b. Do you have any projections for future demand based on projected growth in the region? If so, what are they?

7c. What would be needed to meet the cumulative demand for school services?

8. Please provide recommendations that could reduce the demand for school services created by the Project and cumulative development.

Thank you for your assistance with the questions outlined above. Any response that you can provide will help us ensure that our analysis of project-specific impacts on **school services** is accurate and complete. In order to attain a timely completion of our analysis, please provide your response (via mail, e-mail, or fax) no later than September 25, 2007. Should you have any questions, feel free to call me at (707) 283-4040 ext. 104. You may also reach me by email at kathryn.barrett@cajaeir.com and by fax at (707) 283-4041.

Sincerely,

Christopher A. Joseph & Associates

Kathryn Barrett
Assistant Environmental Planner

Enclosed:

Figure III-6 Healdsburg 2025 General Plan Update Area

Figure III-8 Healdsburg 2025 General Plan Update Proposed Land Use Changes



September 11, 2007

David Mickaelian, Director
Parks and Recreation Department
401 Grove St.
Healdsburg, CA 95448
(707) 431-3301

RE: City of Healdsburg General Plan Update Project Environmental Impact Report (EIR) – Request for Information

Dear David Mickaelian:

Christopher A. Joseph & Associates (CAJA) is working with the City of Healdsburg Planning and Building Department to prepare an EIR for the proposed General Plan Update Project. The project is a comprehensive revision and update of the 1987 Healdsburg General Plan. Revisions proposed in the Draft Healdsburg 2025 General Plan include revising the Land Use Map and updating the General Plan Policy Document. The project consists of updates to the Land Use, Economic Development, Transportation, Public Services, Natural Resources, Safety, Community Design, Historic and Cultural Resources, and Administration and Implementation Elements. These updates include changes to General Plan policies, General Plan land use designations, and the General Plan Land Use Map. No changes have been made to the 2002 Housing Element as part of the General Plan Update. In addition to policy revisions, the project may also include revisions to the City's Zoning Ordinance to ensure consistency with the Draft General Plan, once adopted.

As described below, updates in the Draft General Plan policies fall into several categories.

- **Minor Rewording.** Many of the revisions consist of minor rewording of policies without any change in intent.
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- **Additions of Performance Standards.** Many policies were revised to include standards or redefined to strengthen and clarify the intent of the policy or to reflect Zoning Ordinance regulations.
- **Policy Deletions.** These deletions include policies that are either no longer applicable, are now implemented through another policy or agency, or polices that have been moved to the implementation program.
- **Policy Additions.** Consists of new policies added to reflect the City’s vision to the year 2025 including the addition of Special Study Areas.

Development potential within the Urban Service Area proposed under the project could potentially include the construction of the following land uses:

Approved/Allowed Use	Residential Units	Square Feet
Single-Family Residential	866	
Multi-Family Residential	175	
Industrial		1,008,000
Commercial		241,000
Retail		625,000
Mixed Use	51	120,000
Office		20,000

To determine whether a General Plan Update would have the potential to have a significant environmental effect related to **parks and recreational services**, the CEQA Guidelines asks the following:

- Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for parks and recreational services?

The purpose of the EIR is to assess the General Plan Update's potential impacts to various environmental issue areas and public service and utility agencies, including the City of Healdsburg Parks & Recreation Department. The EIR will also provide recommendations that may be necessary to reduce such potential impacts to "less-than-significant" levels. Any assistance that you can provide with the following questions would be greatly appreciated:

1. Are the parks and recreational facilities adequate to meet the City's current demand for parks and recreational facilities?
2. Does the City of Healdsburg have any plans to develop new parks or recreation facilities or expand existing parks or recreation facilities?
3. What is the current ratio of parkland to population in the City of Healdsburg?
4. What effect, if any, would the General Plan Update have on the parks and recreational facilities in the City of Healdsburg?
5. Would the General Plan Update require the Parks & Recreation Department to develop new parks and recreational facilities or expand existing parks and recreational facilities to accommodate any demand created?
6. In addition to addressing General Plan Update-specific impacts to parks and recreational services, the EIR will also address cumulative impacts to parks and recreational services. We are in the process of compiling a list of reasonably-foreseeable development in the City of Healdsburg. The table above includes a list of some of the other major, reasonably-foreseeable approved development. However, additional projects may be added to list as our research continues. Can the Parks & Recreation Department accommodate the demand for parks and recreational services associated with the development of these projects in conjunction with the General Plan Update?
 - 6a. How does your agency address the growing demand for parks and recreational services?
 - 6b. Do you have any projections for future demand based on projected growth in the region?
 - 6c. What would be needed to meet the cumulative demand for parks and recreational services?
7. Please provide any recommendations that might help eliminate or reduce any potential impacts the General Plan Update would have on parks and recreational services provided by the Parks & Recreation Department.

Thank you for your assistance with the questions outlined above. Any response that you can provide will help us ensure that our analysis of General Plan Update-specific impacts on **park and recreational services** is accurate and complete. In order to attain a timely completion of our analysis, please provide your response (via mail, e-mail, or fax) no later than September 25, 2007. Should you have any questions, feel free to call me at (707) 283-4040 ext. 100. You may also reach me by email at joanna.sperber@cajaeir.com and by fax at (707) 283-4041.

David Mickaelian, Parks and Recreation Department
September 11, 2007
Page 4

Sincerely,
Christopher A. Joseph & Associates

Joanna Sperber
Assistant Environmental Planner

Enclosed:

Figure III-6 Healdsburg 2025 General Plan Update Area
Figure III-8 Healdsburg 2025 General Plan Update Proposed Land Use Changes



September 11, 2007

Bill Robertson, Water Production and Treatment Supervisor
City of Healdsburg Public Works Dept.
401 Grove St.
Healdsburg, CA 95448
(707) 431-3346

RE: City of Healdsburg General Plan Update Environmental Impact Report (EIR) – Request for Information

Dear Mr. Robertson

Christopher A. Joseph & Associates (CAJA) is working with the City of Healdsburg Planning and Building Department to prepare an EIR for the proposed General Plan Update Project. The project is a comprehensive revision and update of the 1987 Healdsburg General Plan. Revisions proposed in the Draft Healdsburg 2025 General Plan include revising the Land Use Map and updating the General Plan Policy Document. The project consists of updates to the Land Use, Economic Development, Transportation, Public Services, Natural Resources, Safety, Community Design, Historic and Cultural Resources, and Administration and Implementation Elements. These updates include changes to General Plan policies, General Plan land use designations, and the General Plan Land Use Map. No changes have been made to the 2002 Housing Element as part of the General Plan Update. In addition to policy revisions, the project may also include revisions to the City's Zoning Ordinance to ensure consistency with the Draft General Plan, once adopted.

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Approved/Allowed Use	Residential Units	Square Feet
Single-Family Residential	866	
Multi-Family Residential	175	
Industrial		1,008,000
Commercial		241,000
Retail		625,000
Mixed Use	51	120,000
Office		20,000

To determine whether a project would have the potential to have a significant environmental effect related to **water services**, the CEQA Guidelines asks the following:

- Would the Project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- Would the Project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

The purpose of the EIR is to assess the project's potential impacts to various environmental issue areas and public service and utility agencies, including the Public Works Department. The EIR will also provide recommendations that may be necessary to reduce such potential impacts to "less-than-significant" levels. Any assistance that you can provide with the following questions would be greatly appreciated:

1. Please describe the sizes and capacities of the existing water mains that serve the project site. If possible, include a map illustrating your description.
2. Are there any existing water service problems/deficiencies in the Project area?
 - 2a. If water service problems/deficiencies exist, how would they affect the Project?
 - 2b. What measures could the Project incorporate to minimize the affect these water service problems/deficiencies on the Project and surrounding areas?
3. Would Public Works Dept. be able to accommodate the Project's demand for water service?
 - 3a. If the answer is no, what new infrastructure or upgrades to infrastructure would be needed to accommodate the Project's demand for water?
4. What water treatment plant would serve treated water to the Project site?
 - 4a. Would this treatment plant be able to accommodate the Project's demand for treated water?
5. Do you know if the water pressure and supply in the Project area are adequate to meet the Healdsburg Fire Protection District fire flow and residual water pressure requirements?
6. In addition to addressing project-specific impacts to water service, the EIR will also address cumulative impacts to water service. We are in the process of compiling a list of reasonably-foreseeable development in the City of Healdsburg. The table above includes a list of some of the major, approved development in proximity to the proposed project's location. However, additional projects may be added to list as our research continues. Can the Public Works Dept. accommodate the demand for water services associated with these projects in conjunction with the Project?
 - 6a. How does your agency address the growing demand for water services?
 - 6b. Do you have any projections for future demand based on projected growth in the region?
 - 6c. What would be needed to meet the cumulative demand for water services capacity?
7. What water treatment plant would serve treated water to the Project site?
 - 7a. Would this treatment plant be able to accommodate the Project's demand for treated water?
8. What process does the Public Works Dept. use for conducting water supply assessments for proposed developments?
9. Please provide any recommendations that might reduce any potential water impacts that would be associated with the Project.

Thank you for your assistance with the questions outlined above. Any response that you can provide will help us ensure that our analysis of project-specific impacts on **water services** is accurate and complete. In order to attain a

Bill Robertson, Public Works
September 11, 2007
Page 4

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Joanna Sperber
Assistant Environmental Planner

Enclosed:

Figure III-6 Healdsburg 2025 General Plan Update Area

Figure III-8 Healdsburg 2025 General Plan Update Proposed Land Use Changes



September 17, 2007

Jim Flugum
City of Healdsburg Public Works Department
401 Grove St.
Healdsburg, CA 95448
(707) 431-3346

RE: City of Healdsburg General Plan Update Project Environmental Impact Report (EIR) – Request for Information

Dear Mr. Landeros

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Mixed Use	51	120,000
Office		20,000

To determine whether a project would have the potential to have a significant environmental effect related to **sewer services**, the CEQA Guidelines asks the following:

- Would the Project require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The purpose of the EIR is to assess the project’s potential impacts to various environmental issue areas and public service and utility agencies, including the Public Works Department. The EIR will also provide recommendations

that may be necessary to reduce such potential impacts to “less-than-significant” levels. Any assistance that you can provide with the following questions would be greatly appreciated:

1. Please describe the sizes and capacities of existing sewer lines that would serve the project site and the surrounding area. If possible, include a map illustrating your description.
2. Are there any existing sewer service problems/deficiencies in the project area?
 - 2a. If sewer service problems/deficiencies exist, how would they affect the Project?
 - 2b. What measures could the Project incorporate to minimize the affect these sewer service problems/deficiencies on the Project and surrounding uses?
3. Would the Public Works Department be able to accommodate the proposed project’s demand for sewer distribution service with the existing infrastructure in the Project area?
4. If the answer to question three is “no,” what new infrastructure or upgrades to infrastructure would be needed to meet the Project’s demand for sewer distribution service?
5. Would the Public Works Department be able to accommodate the Project’s demand for sewer treatment service with the existing capacity of the treatment facility?
6. In addition to addressing project-specific impacts to sewer service, the EIR will also address cumulative impacts to sewer service. We are in the process of compiling a list of reasonably-foreseeable development in the City of Healdsburg. The table above includes a list of some of the major, approved development in proximity to the Project’s location. However, additional projects will likely be added to list as our research continues. Can the Public Works Department accommodate the demand for sewer services associated with these projects in conjunction with the Project?
 - 6a. How does your agency address the growing demand for sewer services?
 - 6b. Do you have any projections for future demand based on projected growth in the region?
 - 6c. What would be needed to meet the cumulative demand for sewer services capacity?
7. What sewage generation rates do you use?
8. Please provide any recommendations that might reduce any potential sewer distribution and treatment impacts associated with the Project.

Thank you for your assistance with the questions outlined above. Any response that you can provide will help us ensure that our analysis of project-specific impacts on **sewer services** is accurate and complete. In order to attain a timely completion of our analysis, please provide your response (via mail, e-mail, or fax) no later than September 25, 2007. Should you have any questions, feel free to call me at (707) 283-4040 ext. 100. You may also reach me by email at joanna.sperber@cajaeir.com and by fax at (707) 283-4041.

Mario Landeros, Public Works Department
September 11, 2007
Page 4

Sincerely,
Christopher A. Joseph & Associates

Joanna Sperber
Assistant Environmental Planner

Enclosed:

Figure III-6 Healdsburg 2025 General Plan Update Area

Figure III-8 Healdsburg 2025 General Plan Update Proposed Land Use Changes

From: Jim Flugum [jflugum@ci.healdsburg.ca.us]

Sent: Tuesday, September 18, 2007 9:49 AM

To: Joanna Sperber

Subject: RE: Updated Request for Information- Environmental Impact Report, City of Healdsburg General Plan Update

[Joanna - See responses and referrals below - Jim](#)

-----Original Message-----

From: Joanna Sperber [mailto:joanna.sperber@cajaeir.com]

Sent: Tuesday, September 18, 2007 9:04 AM

To: Jim Flugum

Subject: Updated Request for Information- Environmental Impact Report, City of Healdsburg General Plan Update

Jim,

Thank for your time. The information that you will provide is pertinent to the EIR that is being developed for the City's General Plan.

Below, in bold italics are answers to some of questions asked. All information was taken from a background report prepared for the General Plan in 2007 and the Urban Water Management Plan.

If you can please confirm the answers I provided are correct and add any additional information you can. I highlighted the questions I couldn't find an answer.

Can you please reply with an approximate date you will be able to response to the questions?

Thank you again,

Joanna Sperber
Assistant Environmental Planner
joanna.sperber@caja.com

Christopher A. Joseph & Associates
Environmental Planning and Research
www.cajaeir.com

Petaluma Office

179 H Street
Petaluma, CA 94952

Phone: (707) 283-4040
Fax: (707) 283-4041

significant environmental effects?

The purpose of the EIR is to assess the project's potential impacts to various environmental issue areas and public service and utility agencies, including the Public Works Department. The EIR will also provide recommendations that may be necessary to reduce such potential impacts to "less-than-significant" levels. Any assistance that you can provide with the following questions would be greatly appreciated:

1. Please describe the sizes and capacities of existing sewer lines that would serve the project site and the surrounding area. If possible, include a map illustrating your description. **[Jim Flugum] You can contact Shawn Sumpter at 431-3393 to get a map of our collection system and a description of sewer sizes and lengths.**

2. Are there any existing sewer service problems/deficiencies in the project area?

Recent major upgrades to the sewer collection system included replacement of a critical section of trunk sewer main on the south end of Healdsburg Avenue that was adequately sized to allow an eventual tie-in for the industrial development in Area J east of the Russian River. That tie-in is not scheduled to occur in the near future because it needs to span the Russian River. Development of Area J, which is presently unsewered, will also require construction of collection facilities and a new sewer lift station to pump wastewater to the east side of the river.

[Jim Flugum] One other area I'm aware of where the existing sewer is inadequate is Grove Street between Dry Creek Road and Chiquita Road. This issue came up on a recent development proposal on Chiquita Road. You can contact Scott Rodolph at 431-3344 for more detail on this.

2a. If sewer service problems/deficiencies exist, how would they affect the Project?

2b. What measures could the Project incorporate to minimize the affect these sewer service problems/deficiencies on the Project and surrounding uses?

3. Would the Public Works Department be able to accommodate the proposed project's demand for sewer distribution service with the existing infrastructure in the Project area?

Refer to question 1.

4. If the answer to question three is "no," what new infrastructure or upgrades to infrastructure would be needed to meet the Project's demand for sewer distribution service?

Refer to question 1.

5. Would the Public Works Department be able to accommodate the Project's demand for sewer treatment service with the existing capacity of the treatment facility?

The City's existing wastewater treatment plant has a permitted dry-weather capacity to of 1.4 million gallons per day (mgd), and the new AWT treatment plant has been designed with the same capacity. In 2005, average dry weather flows (adwf) to the City's sewer treatment plant were approximately 0.92 mgd. Between 2000 and 2005, adwf has ranged from 0.84 to 0.98 mgd. Therefore, there is a remaining unused capacity of 0.4 mgd available to accommodate development and growth in the near term.

As part of a recent development fee update, all vacant and under-utilized residential and non-residential properties within the City's Urban Service Area were inventoried to estimate future sewer flows at build out. Based on this analysis, the adwf to the treatment plant at build out was projected to be 1.4 mgd; therefore, there is adequate capacity to accommodate future development.

[Jim Flugum] If the proposed changes to land use categories discussed above don't affect the inventory, this still applies. However, from the question below, it appears that the inventory may need to be updated.

6. In addition to addressing project-specific impacts to sewer service, the EIR will also address cumulative impacts to sewer service. We are in the process of compiling a list of reasonably-foreseeable development in the City of Healdsburg. The table above includes a list of some of the major, approved development in proximity to the Project's location. However, additional projects will likely be added to list as our research continues. Can the Public Works Department accommodate the demand for sewer services associated with these projects in conjunction with the Project? **[Jim Flugum] See comment above. The list provided is not site specific, and the project description doesn't provide enough detail to answer the questions below.. You may want to discuss with the City's project manager whether or not the inventory should be updated for the GP update.**

6a. How does your agency address the growing demand for sewer services?

6b. Do you have any projections for future demand based on projected growth in the region?**[Jim Flugum] The projections we have are those mentioned above.**

6c. What would be needed to meet the cumulative demand for sewer services capacity?

7. What sewage generation rates do you use?

In 2005, average dry weather flows (adwf) to the City's sewer treatment plant were

approximately 0.92 mgd. Between 2000 and 2005, adwf has ranged from 0.84 to 0.98 mgd.

8. Please provide any recommendations that might reduce any potential sewer distribution and treatment impacts associated with the Project.

Thank you for your assistance with the questions outlined above. Any response that you can provide will help us ensure that our analysis of project-specific impacts on **sewer services** is accurate and complete. In order to attain a timely completion of our analysis, please provide your response (via mail, e-mail, or fax) no later than September 25, 2007. Should you have any questions, feel free to call me at (707) 283-4040 ext. 100. You may also reach me by email at joanna.sperber@cajaeir.com and by fax at (707) 283-4041.

Sincerely,
Christopher A. Joseph & Associates

Joanna Sperber
Assistant Environmental Planner

Mailed copy includes:

Figure III-6 Healdsburg 2025 General Plan Update Area
Figure III-8 Healdsburg 2025 General Plan Update Proposed Land Use Changes

Joanna Sperber
Assistant Environmental Planner
joanna.sperber@caja.com

Christopher A. Joseph & Associates
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Petaluma Office

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Los Angeles · Agoura Hills · Petaluma · Oakland · Santa Clarita · Mammoth Lakes

Confidentiality Statement

This transmittal is intended to be transmitted to the person named. Should it be received by anyone other than that person, its contents are to be treated as strictly confidential. It is privileged communications between the firm and the person(s) named. Any use, distribution or reproduction of the information by anyone than that person is prohibited.

Joanna Sperber
Assistant Environmental Planner
joanna.sperber@caja.com

Christopher A. Joseph & Associates
Environmental Planning and Research
www.cajaeir.com

Petaluma Office

179 H Street
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Joanna,

The following provides the wastewater generation information you requested:

- * Single Family housing = 6.7 hundred cubic feet (HCF) per dwelling unit per month. This information is referenced from Section 17.12.030 of the Healdsburg Municipal Code.
- * Multi-Family housing = 6.7 HCF per dwelling unit per month. This information is referenced from Section 17.12.030 of the Healdsburg Municipal Code.
- * Commercial = 6.5 HCF per 1,000 sq-ft of gross floor area per month. This information is referenced from City Council Resolution 147-2005 assuming a composite use of 40% retail space, 40% office space and 20% restaurant space (average use restaurant) for the peak summer month period..
- * Industrial = 3.1 HCF per 1,000 sq-ft of gross floor area per month. This information is referenced from City Council Resolution 147-2005 assuming a composite use of 75% office space and 25% winery use for the peak summer month period. Winery use was approximated at 5 HCF per 1,000 sq-ft based on a sampling of utility records of wineries in town (use ranged from 0.3 to 7.5 HCF per 1,000 sq-ft).

As per our conversation this morning, I confirmed that the information on the City's website regarding the City's new wastewater treatment plant (that is currently under construction) is correct with the following clarification. I confirmed with the project engineer that the capacity of the plant is 1.4 million gallons per day (MGD) for peak day dry weather flow. The peak day wet weather flow is 4 MGD.

Regards,

Scott Rodolph
City of Healdsburg, Public Works Dept.
401 Grove Street
Healdsburg, CA 95448

Tel: (707) 431-3344
Fax: (707) 431-2710



September 11, 2007

Tom Ritter
Waste Management
3400 Standish Ave
Santa Rosa, CA 95407
(707) 585-0291

RE: City of Healdsburg General Plan Update Project Environmental Impact Report (EIR) – Request for Information

Dear Mr. Ritter

Christopher A. Joseph & Associates (CAJA) is working with the City of Healdsburg Planning and Building Department to prepare an EIR for the proposed General Plan Update Project. The project is a comprehensive revision and update of the 1987 Healdsburg General Plan. Revisions proposed in the Draft Healdsburg 2025 General Plan include revising the Land Use Map and updating the General Plan Policy Document. The project consists of updates to the Land Use, Economic Development, Transportation, Public Services, Natural Resources, Safety, Community Design, Historic and Cultural Resources, and Administration and Implementation Elements. These updates include changes to General Plan policies, General Plan land use designations, and the General Plan Land Use Map. No changes have been made to the 2002 Housing Element as part of the General Plan Update. In addition to policy revisions, the project may also include revisions to the City's Zoning Ordinance to ensure consistency with the Draft General Plan, once adopted.

As described below, updates in the Draft General Plan policies fall into several categories.

- **Minor Rewording.** Many of the revisions consist of minor rewording of policies without any change in intent.
- **Revisions to Reflect Changed Conditions.** Other changes include rewording or deletions of policies to reflect changes in conditions in the City since the adoption of the 1987 General Plan.
- **Changes to Uses or Density.** Revisions to include additional permitted uses or changes to density or Floor Area Ratio.
- **General Plan Amendments to Parcels.** Several parcels or portions of parcels would be reclassified with new land use designations.

- **Changes to Land Use Categories.** Includes renaming, combining, or replacing existing categories with new categories. All Highway Commercial (HC) and Mixed Commercial/Light Industrial (MCI) uses would be reclassified to Mixed Use (MU). All Light Industrial (LI) and Heavy Industrial (HI) uses would be reclassified to Industrial (I). All Recreation & Parks (RP) uses would be reclassified to Public/Quasi-Public (PQP) and all Agricultural uses would be reclassified to Open Space (OS).
- **Additions of Performance Standards.** Many policies were revised to include standards or redefined to strengthen and clarify the intent of the policy or to reflect Zoning Ordinance regulations.
- **Policy Deletions.** These deletions include policies that are either no longer applicable, are now implemented through another policy or agency, or policies that have been moved to the implementation program.
- **Policy Additions.** Consists of new policies added to reflect the City’s vision to the year 2025 including the addition of Special Study Areas.

Development potential within the Urban Service Area proposed under the project could potentially include the construction of the following land uses:

Approved/Allowed Use	Residential Units	Square Feet
Single-Family Residential	866	
Multi-Family Residential	175	
Industrial		1,008,000
Commercial		241,000
Retail		625,000
Mixed Use	51	120,000
Office		20,000

To determine whether a project would have the potential to have a significant environmental effect related to **solid waste services**, the CEQA Guidelines asks the following:

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

The purpose of the EIR is to assess the project's potential impacts to various environmental issue areas and public service and utility agencies, including Waste Management. The EIR will also provide recommendations that may be necessary to reduce such potential impacts to "less-than-significant" levels. Any assistance that you can provide with the following questions would be greatly appreciated:

1. What regional landfill does the City of Healdsburg currently transport its solid waste to?
 - 1a. What is the total remaining capacity (in tons) of this landfill?
 - 1b. What is the permitted daily capacity of this landfill?
2. Do you have solid waste generation rates for residential, restaurant, commercial, retail, and industrial land uses?
 - 2a. Would Waste Management be able to accommodate the Project's generation of solid waste?
 - 2b. If not, what would be needed to accommodate the Project's generation of solid waste?
3. What recycling programs are available for the Project?
 - 3a. How much diversion of solid waste does the recycling program average?
 - 3b. What is the percentage of reduction from the landfill that is created by the recycling program?
4. What steps or programs does City of Healdsburg implement with respect to California Integrated Waste Management Act of 1989 (AB-939) that may involve the Project?
5. In addition to addressing Project-specific impacts to solid waste service, the ADEIR will also address cumulative impacts to solid waste service. We are in the process of compiling a list of reasonably-foreseeable development in the City of Healdsburg. The table above includes a list of some of the major, approved development in proximity to the Project's location. However, additional projects may be added to list as our research continues. Can Waste Management accommodate the demand for landfill capacity associated with these projects in conjunction with the Project?
 - 5a. How does your agency address the growing demand for landfill capacity?
 - 5b. Do you have any projections for future demand based on projected growth in the region?
 - 5d. What would be needed to meet the cumulative demand for landfill capacity?
6. Please provide any recommendations that could reduce the demand for landfill capacity created by the Project and cumulative development.

Thank you for your assistance with the questions outlined above. Any response that you can provide will help us ensure that our analysis of project-specific **solid waste services** is accurate and complete. In order to attain a timely completion of our analysis, please provide your response (via mail, email, or fax) no later than September 23, 2007. Should you have any questions, feel free to call me at (707) 283-4040 ext. 100. You may also reach me by email at joanna.sperber@cajaeir.com and by fax at (707) 283-4041.

Tom Ritter, Waste Management
September 11, 2007
Page 4

Sincerely,

Christopher A. Joseph & Associates

Joanna Sperber
Assistant Environmental Planner

Enclosed:

Figure III-6 Healdsburg 2025 General Plan Update Area

Figure III-8 Healdsburg 2025 General Plan Update Proposed Land Use Changes



WASTE MANAGEMENT, INC.

Empire Waste Management
3400 Standish Avenue • Santa Rosa, California
Phone 707.586.7711 • Fax 707.586.7710

Fax

To: Joanna Sperber

From: Tom Ridder

Fax: 707-283-4041

Date: 9/26/2007

Pages: 7

Re:

Urgent

For Review

Please Comment

Please Reply

Please Recycle

The purpose of the EIR is to assess the project's potential impacts to various environmental issue areas and public service and utility agencies, including Waste Management. The EIR will also provide recommendations that may be necessary to reduce such potential impacts to "less-than-significant" levels. Any assistance that you can provide with the following questions would be greatly appreciated:

1. What regional landfill does the City of Healdsburg currently transport its solid waste to? *HEALDSBURG Transfer STATION*
 - 1a. What is the total remaining capacity (in tons) of this landfill? → *Transfer - unlimited -*
 - 1b. What is the permitted daily capacity of this landfill? → *Transfer - unlimited -*
2. Do you have solid waste generation rates for residential, restaurant, commercial, retail, and industrial land uses? *Yes*
 - 2a. Would Waste Management be able to accommodate the Project's generation of solid waste? → *Yes*
 - 2b. If not, what would be needed to accommodate the Project's generation of solid waste?
3. What recycling programs are available for the Project?
 - 3a. How much diversion of solid waste does the recycling program average? *250 TONS/DAY*
 - 3b. What is the percentage of reduction from the landfill that is created by the recycling program?
4. What steps or programs does City of Healdsburg implement with respect to California Integrated Waste Management Act of 1989 (AB-939) that may involve the Project? → *SINGLE STREAM RECYCLING*
5. In addition to addressing Project-specific impacts to solid waste service, the ADEIR will also address cumulative impacts to solid waste service. We are in the process of compiling a list of reasonably-foreseeable development in the City of Healdsburg. The table above includes a list of some of the major, approved development in proximity to the Project's location. However, additional projects may be added to list as our research continues. Can Waste Management accommodate the demand for landfill capacity associated with these projects in conjunction with the Project?
 - 5a. How does your agency address the growing demand for landfill capacity? → *SEE NORTH BAY*
 - 5b. Do you have any projections for future demand based on projected growth in the region? → *WE ARE LEARNING*
 - 5d. What would be needed to meet the cumulative demand for landfill capacity? → *SEE NORTH BAY*
6. Please provide any recommendations that could reduce the demand for landfill capacity created by the Project and cumulative development. → *C&D Projects - /NORTH BAY*

Thank you for your assistance with the questions outlined above. Any response that you can provide will help us ensure that our analysis of project-specific solid waste services is accurate and complete. In order to attain a timely completion of our analysis, please provide your response (via mail, email, or fax) no later than September 23, 2007. Should you have any questions, feel free to call me at (707) 283-4040 ext. 100. You may also reach me by email at joanna.sperber@cajaeir.com and by fax at (707) 283-4041.



September 20, 2007

Peter Frates
City of Healdsburg Electric Department
401 Grove St.
Healdsburg, CA 95448
(707) 431-3338

RE: City of Healdsburg General Plan Update Environmental Impact Report (EIR) – Request for Information

Dear Mr. Frates,

Christopher A. Joseph & Associates (CAJA) is working with the City of Healdsburg Planning and Building Department to prepare an EIR for the proposed General Plan Update Project. The project is a comprehensive revision and update of the 1987 Healdsburg General Plan. Revisions proposed in the Draft Healdsburg 2025 General Plan include revising the Land Use Map and updating the General Plan Policy Document. The project consists of updates to the Land Use, Economic Development, Transportation, Public Services, Natural Resources, Safety, Community Design, Historic and Cultural Resources, and Administration and Implementation Elements. These updates include changes to General Plan policies, General Plan land use designations, and the General Plan Land Use Map. No changes have been made to the 2002 Housing Element as part of the General Plan Update. In addition to policy revisions, the project may also include revisions to the City's Zoning Ordinance to ensure consistency with the Draft General Plan, once adopted.

As described below, updates in the Draft General Plan policies fall into several categories.

- **Minor Rewording.** Many of the revisions consist of minor rewording of policies without any change in intent.
- **Revisions to Reflect Changed Conditions.** Other changes include rewording or deletions of policies to reflect changes in conditions in the City since the adoption of the 1987 General Plan.
- **Changes to Uses or Density.** Revisions to include additional permitted uses or changes to density or Floor Area Ratio.
- **General Plan Amendments to Parcels.** Several parcels or portions of parcels would be reclassified with new land use designations.

- **Changes to Land Use Categories.** Includes renaming, combining, or replacing existing categories with new categories. All Highway Commercial (HC) and Mixed Commercial/Light Industrial (MCI) uses would be reclassified to Mixed Use (MU). All Light Industrial (LI) and Heavy Industrial (HI) uses would be reclassified to Industrial (I). All Recreation & Parks (RP) uses would be reclassified to Public/Quasi-Public (PQP) and all Agricultural uses would be reclassified to Open Space (OS).
- **Additions of Performance Standards.** Many policies were revised to include standards or redefined to strengthen and clarify the intent of the policy or to reflect Zoning Ordinance regulations.
- **Policy Deletions.** These deletions include policies that are either no longer applicable, are now implemented through another policy or agency, or policies that have been moved to the implementation program.
- **Policy Additions.** Consists of new policies added to reflect the City’s vision to the year 2025 including the addition of Special Study Areas.

Development potential within the Urban Service Area proposed under the project could potentially include the construction of the following land uses:

Approved/Allowed Use	Residential Units	Commercial	Industrial	Hotel Units
Single-Family Residential	932			
Multi-Family Residential	241		11,892	
Industrial	1		995,975	
Commercial		255,634	6,250	59
Retail		519,460		
Mixed Use	53	120,000		
Office		20,000		
Total	1,227	915,094	1,014,117	59
Source: City of Healdsburg, 2007.				

The purpose of the EIR is to assess the project’s potential impacts to various environmental issue areas and public service and utility agencies, including the Electric Utility Department. The EIR will also provide recommendations that may be necessary to reduce such potential impacts to “less-than-significant” levels. Any assistance that you can provide with the following questions would be greatly appreciated:

1. Would the Project substantially increase demands for energy or natural gas beyond the available supply?
2. Would the Project require any expansion or construction of new energy or natural gas infrastructure that would cause adverse environmental impacts?

- 2a. If the answer is yes, what new infrastructure or upgrades to infrastructure would be needed to accommodate the Project's demand for energy and natural gas?
3. What facilities does the Electric Utility Department have in order to provide electric and gas services?
4. Who provides electricity and gas services for the City of Healdsburg? Please include what percentage of power or gas is received from each service provider.
5. In addition to addressing project-specific impacts to electric and gas services, the EIR will also address cumulative impacts to electric and gas services. We are in the process of compiling a list of reasonably-foreseeable development in the City of Healdsburg. The table above includes a list of some of the major, approved development in proximity to the proposed project's location. However, additional projects may be added to list as our research continues. Can the Electric Utility Dept. accommodate the demand for electric and gas services associated with these projects in conjunction with the Project?
 - 5a. How does your agency address the growing demand for electric and gas services?
 - 5b. Do you have any projections for future demand based on projected growth in the region?
 - 5c. What would be needed to meet the cumulative demand for electric and gas services capacity?
 - 5d. Does the Electric Utility Department anticipate any other projects in the area?
6. Please provide any recommendations that might reduce any potential electric and gas impacts that would be associated with the Project.

Thank you for your assistance with the questions outlined above. Any response that you can provide will help us ensure that our analysis of project-specific impacts on **electric and gas services** is accurate and complete. In order to attain a timely completion of our analysis, please provide your response (via mail, e-mail, or fax) no later than September 25, 2007. Should you have any questions, feel free to call me at (707) 283-4040 ext. 104. You may also reach me by email at kathryn.barrett@cajaeir.com and by fax at (707) 283-4041.

Sincerely,

Christopher A. Joseph & Associates

Kathryn Barrett
Assistant Environmental Planner

Enclosed:

Figure III-6 Healdsburg 2025 General Plan Update Area
Figure III-8 Healdsburg 2025 General Plan Update Proposed Land Use Changes

