



NOTICE OF PREPARATION
of a Draft Environmental Impact Report for the
544 Tucker Street – Kimball House Demolition Project

DATE: April 25, 2018

TO: Governor’s Office of Planning and Research (State Clearinghouse);
Responsible Agencies, Trustee Agencies, Adjacent Property
Owners, and other Interested Agencies, Parties and Organizations

SUBJECT: Notice of Preparation (NOP) of a Draft Environmental Impact
Report (Draft EIR) for the 544 Tucker Street – Kimball House
Demolition Project and Notice of Public Scoping Meeting

NOP COMMENT PERIOD: April 25, 2018 to May 25, 2018 by 5:00 p.m.

PUBLIC SCOPING MEETING: May 15, 2018 at 6:00 p.m.

City Council Chamber
401 Grove Street
Healdsburg, CA 95448

FROM (LEAD AGENCY): City of Healdsburg Planning & Building Department
Maya DeRosa, Planning and Building Director
401 Grove Street
Healdsburg, CA 95448
Phone: (707) 431-3348
Email: mderosa@ci.healdsburg.ca.us

NOTICE IS HEREBY GIVEN THAT The City of Healdsburg (lead agency) will prepare a Focused Draft Environmental Impact Report (Draft EIR) for the proposed 544 Tucker Street – Kimball House Demolition Project. The subject residence has been identified as a contributor to the eligible “Tucker Street Historic District.” The potential “Tucker Street Historic District” is eligible for listing on the California Register of Historic Resources (CRHR) at the local level. Consequently, a focused EIR will be prepared to analyze the effects associated with the proposed demolition of the Kimball House, as well as to explore alternatives to the Project and possible mitigation measures to avoid or lessen identified effects. This Notice of Preparation (NOP) is being distributed to applicable responsible agencies, trustee agencies, and interested parties as required by the California Environmental Quality Act (CEQA) and the City of Healdsburg’s CEQA

Implementation Procedures. Interested parties are requested to comment on the project's scope and on the content of the descriptions of the significant environmental issues, reasonable alternatives, and mitigation measures to be explored in the Draft EIR. Information regarding the project description, project location, and public review process is provided below.

30-DAY NOP COMMENT PERIOD: The City of Healdsburg solicits comments regarding the scope and content of the Draft EIR from all interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. In accordance with the time limits established by CEQA, the NOP public review period will begin on **April 25, 2018** and end on **May 25, 2018**. In the event that no response or request for additional time is received by any Responsible or Trustee Agency by the end of the review period, the Lead Agency may presume that the Responsible Agency or Trustee Agency has no response to make [CEQA Guidelines Section 15082(b)(2)]. Please send your written/typed comments (including name, affiliation, telephone number, and contact information) by **5:00 p.m. on or before May 25, 2018** to:

City of Healdsburg
Maya DeRosa, Planning and Building Director
401 Grove Street
Healdsburg, CA 95448
Email: mderosa@ci.healdsburg.ca.us

The City of Healdsburg will also accept responses to this NOP by e-mail received by **5:00 p.m. on or before May 25, 2018**. If e-mail comments are submitted with attachments, any attachments should be delivered separately, in writing, and in person or by regular mail, to the address specified above. The virus protection measures of the City's e-mail system, and the variety of potential formats for attachments, limits the ability for the attachments to be delivered by e-mail. Responses to this notice may be sent to: mderosa@ci.healdsburg.ca.us

PUBLIC SCOPING MEETING: The City of Healdsburg will hold a public Scoping Meeting to: 1) inform the public and interested agencies about the proposed Project; and 2) solicit public comment on the scope of the environmental issues to be addressed in the Draft EIR as well as the range of practicable alternatives to be evaluated. The date, time and place of the public scoping meeting is as follows:

May 15, 2018 at 6:00 p.m.
City Council Chamber
401 Grove Street
Healdsburg, CA 95448

PROJECT-RELATED DOCUMENTS: Additional information submitted with the application, including supporting technical studies and evaluations, are available at: The Healdsburg Planning and Building Department, located at 401 Grove Street, Healdsburg, CA.

PROJECT LOCATION: The subject residence is located at 544 Tucker Street, in the southern portion of the City of Healdsburg, Sonoma County, California (see attached Figure 1: Regional Location). The project site is located within an existing residential neighborhood in close proximity to Badger Park and the Russian River (see attached Figure 2: Project Vicinity).

PROJECT DESCRIPTION: The proposed Project seeks to obtain a Historic Demolition Permit to demolish the vacant 1872 Greek Revival residence, known as "The Kimball House" located at 544 Tucker Street.

THE PURPOSE OF THIS NOTICE: In accordance with the State CEQA Guidelines (14 California Code of Regulations [CCR] Section 15082), the City of Healdsburg has prepared this NOP to inform agencies and interested parties that an EIR will be prepared for the above-referenced project. The purpose of an NOP is to

provide sufficient information about the project to allow agencies and interested parties the opportunity to provide a meaningful response related to the scope and content of the EIR, including mitigation measures that should be considered and alternatives that should be addressed (State CEQA Guidelines 14 CCR Section 15082[b]).

ENVIRONMENTAL REVIEW PROCESS: Following completion of the 30-day NOP public review period, the City of Healdsburg will incorporate relevant information into the Draft EIR, including results of public scoping and technical studies. The Draft EIR will be circulated for public review and comment for a 45-day public review period.

As summarized in the Initial Study, the proposed demolition of the Kimball House may cause a substantial adverse change in the significance of a historical resource, in that, the act of demolishing the building would materially impair the building's ability to convey its significance, and potentially degrade the integrity of the eligible Tucker Street Historic District. No other environmental categories have the potential to be impacted by the proposed demolition. It is expected that the EIR will scope out all other environmental categories and focus on the potential impacts of Historic Resources.

The City of Healdsburg requests that any potential Responsible or Trustee Agency responding to this notice do so in a manner consistent with CEQA Guidelines Section 15082(b). All parties that have submitted their names and email or mailing addresses will be notified as part of this CEQA review process.

A copy of the NOP (in full color) can be found on the active applications website at <https://www.ci.healdsburg.ca.us/515/Applications-and-Studies-in-Progress>, and on file at the City of Healdsburg Planning and Building Department (401 Grove Street, Healdsburg, CA 95448).

If you wish to be placed on the mailing list or need additional information, please contact Maya DeRosa, Planning and Building Director, City of Healdsburg, at (707) 431-3348 or mderosa@ci.healdsburg.ca.us.

ATTACHMENTS:

Figure 1: Regional Location

Figure 2: Project Vicinity

CITY OF HEALDSBURG

INITIAL STUDY AND ENVIRONMENTAL CHECKLIST FORM

Project Title:	544 Tucker Street – Kimball House Demolition Project
Lead agency name and address:	City of Healdsburg 401 Grove Street Healdsburg, CA 95448
Contact person and phone number:	Maya DeRosa, Planning and Building Director (707) 431-3348
Project Location:	544 Tucker Street, Healdsburg, California Assessor’s parcel number: 002-281-023
Project sponsor’s name and address:	Jerry Eddinger 307 North Street, Healdsburg, CA 95448
Property Owners:	Jerry Eddinger 307 North Street, Healdsburg, CA 95448
General Plan Designation:	Medium Density Residential (MR) 3-6 DU/AC
Zoning:	Residential District (R-1-6,000 square feet minimum lot size)
Description of project:	<p>The property owner has submitted a Historic Demolition Permit application for the demolition of the 1872 Greek Revival residence, known as “The Kimball House” located at 544 Tucker Street. The Kimball house is associated with significant themes or patterns of events (Criterion 1), is associated with the life of a locally important person (Criterion 2), and embodies distinctive architectural characteristics (Criterion 3). However, it does not retain sufficient integrity to be listed in the California or National Register of Historic Places. The subject residence has been identified as a contributor to an eligible historic district on Tucker Street. The potential “Tucker Street Historic District” is eligible for listing on the California Register of Historic Resources (CRHR) at the local level.</p> <p>The project includes the proposed demolition of “The Kimball House.” No new construction or redevelopment has been proposed.</p>
Surrounding land uses and setting; briefly describe the project’s surroundings:	The subject residence is located in the southern portion of the City of Healdsburg, Sonoma County, California (see attached Figure 1: Regional Location). The project site is located within an existing residential neighborhood in close proximity to Badger Park and the Russian River (see attached Figure 2: Project Vicinity)
Other public agencies whose approval is/may be required (e.g., permits, financial approval, or participation agreements):	None identified.
Alternatives To Be Considered: A range of project alternatives that may be evaluated as part of the EIR include the following:	<p>No Project Alternative (required by CEQA) – No new discretionary action would be taken by the City.</p> <p>Relocation Alternative – An alternative that would relocate the Kimball House.</p> <p>Restoration Alternative – An alternative that would result in restoration of the Kimball House (shell, wall, or other components).</p>

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact " as indicated by the checklist on the following pages.

Aesthetics		Greenhouse Gases		Public Services	
Agricultural & Forestry		Hazards & Hazardous Materials		Recreation	
Air Quality		Hydrology / Water Quality		Transportation / Traffic	
Biological Resources		Land Use / Planning		Tribal Cultural Resources	
Cultural Resources	X	Mineral Resources		Utilities / Service Systems	
Energy		Noise		Mandatory Findings of Significance	
Geology / Soils		Population / Housing			

DETERMINATION (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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



Maya DeRosa,
Planning and Building Director

April 25, 2018
Date

EVALUATION OF ENVIRONMENTAL IMPACTS

The following discussion addresses the potential level of impact relating to each aspect of the environment, including brief explanations to support the identified potential level of impact.

1. AESTHETICS

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

The project site is located in an established residential neighborhood within the City limits. The proposed project includes the removal of a single-family home from the project site. The proposed project does not require the removal of any trees or other vegetation, nor does it include any new construction. As such, the proposed project would not affect a scenic vista, create a new source of light or glare, or degrade the existing visual character or quality of the site and its surroundings.

The nearest designated state scenic highway identified by the California Scenic Highway Mapping System, is State Route (SR) 116.¹ The project site is located over seven miles northeast of SR 116. The nearby U.S. 101 is not a designated scenic highway within the City of Healdsburg, nor is it considered eligible to be officially designated. As such, the proposed project will not damage scenic resources as viewable from a designated (or eligible) State scenic highway. Therefore, no impacts are expected.

2. AGRICULTURAL AND FORESTRY RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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¹ California Scenic Highway Mapping System, Accessed April 4, 2018.

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Pursuant to the California Department of Conservation, the project site contains land designated as "Urban and Built-up" and is surrounded by land designated as "Urban and Built-up." Based on a review of the California Department of Conservation's most recent map (2013), no portion of the project site is under a Williamson Act Contract. Further, a review of GIS data from the U.S. Department of Agriculture and the U.S. Forest Service indicates that no forest land is located within or adjacent to the subject property. Therefore, the proposed project would not convert farmland or conflict with an agricultural use, nor would the proposed project convert forest land to non-forest uses.

3. AIR QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Exposure of sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The project is located in the North Coast Air Basin, where air quality is regulated by the North Sonoma County Air Pollution Control District. The Air Basin is in attainment for all federal ambient air quality standards. Therefore, the North Sonoma County Air Pollution Control District is not required to prepare or implement an air quality plan. There is no applicable air quality plan. As such, no impacts would occur.

Sensitive receptors (residential land uses) are located adjacent to the project site. Construction activities associated with the proposed project include building demolition and off-haul of debris. During construction activities, the project would generate temporary air pollutant emissions associated with building demolition, ground disturbance, the operation of heavy-duty construction equipment, workers traveling to and from the site, and the hauling of debris. These activities would create temporary emissions of fugitive dust, and the release of toxic air contaminants, particulate matter, and ozone precursors (ROG and NOx) from combustion of fuel and the operation of heavy-duty construction equipment.

The Northern Sonoma County Air Pollution Control District has not adopted standards of significance for operational activities and instead suggests the use of the Bay Area Air Quality Management District (BAAQMD) thresholds and mitigation measures. The BAAQMD CEQA Air Quality Guidelines consider contributions of fugitive dust to be less-than-significant if best management practices (BMPs) are implemented.

As a standard condition of approval, the applicant will be required to comply with General Plan policy NR-28, which requires the use of best management practices (BMPs), such as those promulgated by the BAAQMD, during construction to minimize emissions and control for construction-related dust. Therefore, construction activities will have less than significant impacts to air quality.

At operation, the project will not be a source of odors or stationary sources of air pollution, as there would be no new construction following building demolition. Therefore, there would be no air quality impacts at project operation.

4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (Formerly Fish and Game) or U.S. Fish and Wildlife Service?

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife (formerly Fish and Game) or U.S. Fish and Wildlife Service?

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Special-status plant and wildlife species typically occur in undeveloped areas. Although less likely, it is also possible for them to occur within developed areas. The subject property currently contains a single-family home, trees, and landscaped areas and is located in an existing residential area surrounded by other residential land uses. There are no wetlands, creeks, or riparian zones located on the site or in the area nearby. Suitable habitat to support candidate, sensitive, or special status species does not exist on the project site or surrounding area. Vegetation on the property would not be disturbed or removed as part of the demolition. Therefore, no direct impacts to biological resources are projected.

Trees within and adjacent to the project site could provide potential habitat for special-status bird species, as well as non-special status migratory raptors and passerine bird species protected by the Migratory Bird Treaty Act. Since typically most birds can fly out of harm's way, development of the project site would not be expected to harm adult birds. However, nesting birds are susceptible to "take" through disturbance that harms eggs or young. The proposed demolition would be required to comply with all state and federal statutes related to the protection of biological resources, including the Federal

Endangered Species Act, the California Endangered Species Act, and the Migratory Bird Treaty Act. As a condition of approval, the applicant will be required to comply with the Migratory Bird Treaty Act, which requires that a focused survey for active nests of raptors and migratory birds within and in the vicinity of the project site be conducted by a qualified biologist if demolition activities are proposed during the breeding/nesting season for local avian species (typically March 1 through August 31). If necessary, restrictions may be required, including the establishment of exclusion zones or alteration of the construction schedule. As such, impacts to nesting birds will be avoided.

The project site is not located in an area covered by an adopted habitat conservation plan. Therefore, the project would result in no impact related to conservation plans.

5. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The subject residence was identified as a contributor to the eligible “Tucker Street Historic District” per a District nomination form prepared by architectural historian, Diana Painter in April 2016. The potential “Tucker Street Historic District” is eligible for listing in the California Register of Historic Resources (CRHR) at the local level.

A subsequent evaluation was prepared by Holly Hoods of the Healdsburg Museum in November of 2017 and further considered the resource’s individual significance and integrity. The 2017 evaluation found that the subject 1872 Kimball House was originally an L-shaped, two-story wood frame, 8 room vernacular Greek Revival dwelling. Greek Revival character elements include: L-shaped footprint with front porch set into the L, overall verticality expressed in the steeply pitched gable roofs and pronounced gable returns, tall, narrow 2/2 double-hung wood sash windows with narrow muntins and the decorative quoins at the building corners. In the 1890s, the house was improved by C.L. Kimball, the owner of Healdsburg Lumber, who used his own home to advertise the beautiful picket fences, shingles, railings and cresting that his business sold. The simple Greek Revival residence was given Queen Anne flourishes to update it, as many owners in Healdsburg did in the 1890s and early 1900s. The Kimballs also built a medical office onto the southeast elevation of the house. Because these changes happened during the period of significance by the historically significant owners, these architectural alterations are considered

part of the important historic character of the building and contribute to its significance, 1872-1914.

The 2017 evaluation concurred that the Kimball House is eligible as a contributor to the eligible historic district, is associated with significant themes or patterns of events (Criterion 1), is associated with the life of locally important person (Criterion 2), and embodies distinctive architectural characteristics (Criterion 3). The evaluation determined that the Kimball House lacks sufficient integrity to be considered eligible for listing as an individual resource in the California Register of Historic Resources and the National Register of Historic Places.

Nonetheless, the proposed demolition of the Kimball House may cause a substantial adverse change in the significance of a historical resource, in that, the act of demolishing the building would materially impair the building's ability to convey its local significance, and potentially degrade the integrity of the eligible Tucker Street Historic District. Therefore, this topic will be discussed further in the EIR.

Soil would not be disturbed as part of the proposed project and as such there would be no impacts to archaeological or paleontological resources. The proposed project would not have the potential to disturb human remains including those interred outside of formal cemeteries.

6. ENERGY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Demolition of the proposed residence would involve the use of energy during construction. Demolition activities would consume energy in the form of gasoline and diesel fuel through the operation of heavy off-road equipment, trucks, and worker traffic. However, consumption of such resources would be temporary and would cease upon the completion of construction. As a standard condition of approval, the applicant will be required to comply with General Plan policy NR-28, which requires the use of best management practices (BMPs), such as those promulgated by the BAAQMD, during construction to minimize emissions. As such, the proposed project would minimize the inefficient, wasteful, and unnecessary consumption of energy during construction by limiting idling times and requiring that all construction equipment be maintained and properly tuned in accordance with manufacturer's specifications. Therefore, construction-related energy impacts would be less than significant.

At operation, the project will not result in the consumption of energy, as there would be no new construction following building demolition. Therefore, there would be no energy impacts at project operation.

The project is located in the North Coast Air Basin, where air quality is regulated by the North Sonoma County Air Pollution Control District. The Air Basin is in attainment for all federal ambient air quality standards. Therefore, the North Sonoma County Air Pollution Control District is not required to prepare or implement an air quality plan. There is no applicable air quality plan. As such, no impacts would occur due to a conflict with the applicable plan.

The proposed project would not conflict with or obstruct any other plans for renewable energy or energy efficiency, including: a) California Energy Commission State Alternative Fuels Plan (December 2007); b) California 2008 Energy Action Plan Update; and c) California 2011 Energy Efficiency Strategic Plan. The proposed project will not result in impacts related to energy.

7. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong Seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

The Bay Area is one of the most seismically active regions in the Country. The most significant active regional faults in Healdsburg include the Healdsburg, Rodgers Creek, Maacama, and San Andreas Faults. The Healdsburg Fault crosses the eastern and northern portions of the City and is located approximately one mile from the project site. The Rodgers Creek Fault is located approximately 3.5 miles southeast of the project site. The Maacama Fault is located approximately 5.5 miles northeast of the project site. The San Andreas Fault is located approximately 20 miles southwest of the project site. The project site is not located within an Alquist-Priolo Earthquake fault zone and no identified active faults traverse the site. The nearest active Alquist-Priolo Earthquake Fault Zone is the Rodgers Creek fault, located approximately 3.5 miles southeast of the project site.

The project site is not located in an area of known landslides, nor is the project site surrounding by areas with known landslides. Both the project site and surrounding areas are designated as having a very low landslide potential. The project site has a low potential for liquefaction. Areas surrounding the project site have a low-moderate potential for liquefaction. The project does not include the use of septic tanks or alternative wastewater disposal systems.

The proposed project consists of the demolition and removal of the existing house; no subsurface activity is proposed. There would be no new construction and no new population would be introduced on the site. Therefore, there would be no seismic- or soil-related impacts from project implementation.

8. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project is located in the North Coast Air Basin, where air quality is regulated by the North Sonoma County Air Pollution Control District. However, the North Sonoma County Air Pollution Control District does not have any rules, regulations, or evaluation policies that pertain to greenhouse gas emissions. As such, the North Sonoma County Air Pollution Control District relies on methods used in the neighboring San Francisco Bay Area Air Basin, which is regulated by the Bay Area Air Quality Management District (BAAQMD).

GHG emissions associated with the proposed project would occur over the short-term from construction

activities, consisting primarily of emissions from on-site equipment exhaust, vehicles hauling debris, and worker trips. The BAAQMD does not have an adopted Threshold of Significance for construction-related GHG emissions. Rather, BAAQMD encourages the incorporation of best management practices to reduce GHG emissions during construction.

Although no significant impacts related to greenhouse gas emissions are anticipated from the proposed project, and no mitigation is required, best management practices would be included as a standard condition of approval, as required by General Plan policy NR-28. Therefore, the project's construction activities would result in less than significant impacts related to GHG emissions.

At operation, the project will not be a source of GHG emissions, as there would be no new construction following building demolition. Therefore, the proposed project would not contribute to a long-term increase in GHG emissions and no operational impacts would occur.

The Sonoma County Climate Action Plan (2020 and Beyond) applies to the County and participating cities, including the City of Healdsburg. The CAP includes a goal of reducing greenhouse gas emissions by 25 percent below 1990 levels by 2020, but has no mandatory provisions. The project would not conflict with the Sonoma County Climate Action Plan and regulations adopted by the State of California to reduce greenhouse gas emissions and no impact would occur under this criterion.

9. HAZARDS/HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

adopted, within two miles of a public airport of public use airport, would the project result in a safety hazard for people residing or working in the project area?

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The project site is currently occupied by a single-family home, trees, and other landscaping. The project site is not located within one-quarter mile of an existing or proposed school. The nearest school is Healdsburg Charter School, located over 1,000 feet from the project site.

A review of available databases (EnviroStor and GeoTracker) on April 5, 2018 indicate that the project site is not located on any of the following: "Voluntary Cleanup Site," open "Cleanup Program Site," or open "LUST Cleanup Site." The project site is not listed on the Government Code Section 65962.5 list (Cortese List).

Fairchild Camera and Instrument Co., located within 0.5 mile of the project site, was used from 1973 to 1985 to manufacture silicon crystal wafers. Chemicals included silicon, freon, acids and bases, trichloroethylene (TCE), wax, and chrome water. The Department of Health Services, Toxic Substances Control Division (DTSC) inspected the Site in April 1982 and located an underground solvent tank, which was removed. Leakage from the tank was detected and was considered to be the source of TCE contamination in groundwater. The North Coast Regional Water Quality Control Board (RWQCB) took the lead in determining the extent of contamination and began remediation in June 1984. Remediation ended in September 1993. Groundwater monitoring is still being conducted.

Demolition of the proposed structure will result in the temporary presence of potentially hazardous materials including, but not limited to fuels, lubricants, associated with construction equipment (such as worker's trucks), and other demolition related materials onsite. Although these potentially hazardous materials may be present onsite during demolition, the contractor is required to comply with all existing federal, state and local safety regulations governing the transportation, use, handling, storage and disposal of potentially hazardous materials. Once demolition is complete there will not be any ongoing use or generation of hazardous materials onsite.

Because the house on the site was constructed before current regulations prohibiting the use of asbestos containing building materials or lead-based paint, there is the possibility that these substances could be released into the environment during demolition of the building.

The project would be required to comply with Cal/OSHA regulations regarding the removal of asbestos-

containing materials prior to demolition in accordance with safety standards to ensure worker and public safety. In addition, the removal or renovation of structures with lead-based paint or those that may have PCB-containing equipment would also be required to comply with applicable laws and regulations to minimize the potential for accidental release to the environment or improper disposal or transport.

As a condition of approval, prior to the issuance of demolition permit, the applicant shall retain a qualified contractor to determine the presence or absence of asbestos-containing materials or lead-based paint. If either material is found to be present, the applicant shall retain certified hazardous waste contractor to properly remove and dispose of all materials containing asbestos or lead paint in accordance with federal and state law. Compliance with federal and state law regarding the potential to encounter hazardous materials during building demolition would ensure that impacts are considered less than significant.

Most of the City of Healdsburg, including the project site, is located outside of a Fire Hazard Severity Zone (FHSZ) in State Responsibility Areas. In addition, no portion of the City has been identified by CAL FIRE as a Very High FHSZs in those areas where local governments have financial responsibility for wildland fire protection, known as Local Responsibility Areas (LRA). Only lands zoned as Very High FHSZ are identified within the LRA. As a result, the entire City is designated as a non-Very High FHSZ. The project site is located in an urban area and surrounded by urban development and infrastructure. Therefore, the proposed project would not expose people or structures to significant risks associated with wildland fires and no impact would occur.

There are no private airports in the City of Healdsburg; the nearest private airport is located in the Town of Windsor, over six miles south of the project site. The nearest public airport to the project site is the Healdsburg Municipal Airport, which is located over three miles from the project site. The City of Healdsburg adopted the Healdsburg Municipal Airport Master Plan in May of 2006. The project site is not located within the airport land use plan. Therefore, implementation of the project would not result in a safety hazard for people residing or working in the project area, and no impacts would occur.

Demolition of the proposed house is not expected to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; therefore, no impacts would occur under this category.

10. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

planned uses for which permits have been granted)?

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The project site is located in Federal Emergency Management Agency's (FEMA) Zone X, 0.2% Annual Chance Flood Hazard, as delineated on map numbered 06097C0551E. These areas are considered to be moderate flood hazard areas. The project site is located less than 300 feet from a FEMA Zone AE, Floodway, subject to 100-year flooding; this area is considered to be a high flood hazard area. The project site is located over 10 miles from Warm Springs Dam. Because of the project site location and topographical characteristics, the project site would not be susceptible to a seiche, tsunami, or mudflows.

The proposed project consists of the demolition and removal of the existing house; no subsurface activity is proposed. There would be no new construction and no new population would be introduced on the site. The proposed project would not deplete groundwater supplies, alter the existing drainage pattern of the site or area, or contribute to stormwater runoff. In addition, there would be no impacts related to flooding, flood hazards, or inundation by dam failure, seiche, tsunami, or mudflow from project

implementation.

11. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The subject property is located in an urban area and surrounded by existing residential land uses. Thus, implementation of the proposed project, which includes the demolition of a house, would not divide an established community.

The project site is designated as Medium Density Residential (MR) 3-6 DU/AC on the City of Healdsburg General Plan Land Use Diagram. The zoning designation for the project site is Residential District (R-1-6,000 square feet minimum lot size). The proposed project does not involve any changes to land uses or zoning. Therefore, the project would not conflict with any land use plan, policy, or regulation of an agency with jurisdiction over the project.

No habitat conservation or natural community conservation plan has been identified in the project area. Therefore, no impacts would occur under this criterion.

12. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

or other land use plan?

The State Mines and Geology Board designates sand and gravel deposits that are of regional significance pursuant to the California Surface Mining and Reclamation Act of 1975. The State has designated the terrace mining pits along Russian River, including those of Kaiser Sand and Gravel of Syar Industries located approximately 8 miles south of the project site as regionally significant because of their commercial value to Sonoma County.

The project site does not support any mineral extraction activities, nor do any known mineral deposits exist on-site. Therefore, implementation of the project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State. Therefore, no impacts would occur.

The project site is not designated for mineral resources by the City of Healdsburg General Plan. Therefore, the implementation of the project would not result in the loss of availability of a locally important mineral resource. No impacts would occur.

13. NOISE

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

or working in the project area to excessive noise levels?

The proposed project would result in a temporary increase in noise levels and vibration during building demolition. Sensitive receptors are located adjacent to the project site and consist of residential land uses. As a condition of approval, the applicant will be required to comply with General Plan policy S-25, which requires the use of noise-reducing measures where construction occurs in the vicinity of noise-sensitive uses. In addition, as a condition of approval, the applicant would be required to comply with Chapter 9.32 of the Healdsburg Municipal Code, which limits the days and hours for demolition activities. As such, potential impacts related to noise and vibration would be considered less than significant.

Since activities associated with demolition are temporary, no permanent increase in ambient noise levels will occur.

The site is not located within an airport land use plan or private airstrip and therefore, people working in the project area will not be exposed to excessive noise levels.

14. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project would not directly or indirectly induce population growth in the project vicinity. The project would not directly create any new housing units or employment generating land uses. The project site is occupied by one single-family residence. As such, the project would remove three former rental units. However, the house is vacant and proposed demolition would not displace any residents. The proposed demolition of one single-family home would not result in a substantial relocation of people or displacement of existing housing.

15. PUBLIC SERVICES

Would the Project:	Potentially	Less Than	Less Than	No Impact
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	Significant Impact	Significant with Mitigation	Significant Impact	
<p>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p>				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project does not include any new buildings or structures, and only involves demolition activities. Therefore, this project would not impact public services.

16. RECREATION

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

The project is limited to demolition of a single-family home and does not involve new housing units or construction of new parks or any other type of recreational facilities. The project would not create any new demands for parks or recreational facilities.

17. TRANSPORTATION AND CIRCULATION

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

During construction, traffic volumes on local roadways would increase from workers traveling to and from the site, and the trucks hauling demolition debris. However, increased traffic volumes from demolition activities associated with one-singly family home will have a negligible effect on traffic, intersection operations, and level of service. Therefore, the project would no impacts to traffic and circulation

The project will not result in a change in air traffic patterns, a substantial increase on traffic hazards, and fundamentally will not conflict with adopted policies, plans, or programs supporting alternative transportation. Demolition is a short-term activity. Therefore there are no considerable cumulative impacts on transportation and traffic.

18. TRIBAL CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p>				
<p>i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

On July 2015, Assembly Bill 52 went into effect, which established requirements for notification with Tribal Governments, including those on the Native American Heritage Commission List of Federally Recognized Tribes as well as Non-Federally Recognized Tribes. The Native American Heritage Commission in Sacramento will be contacted to request a Sacred Sites inventory as established in California Public Resources Code §5097.94(a) and 5097.96. The Sacred Sites inventory will determine if there are recorded Sacred Sites located in or near to the Project Area. The City of Healdsburg, as the lead agency, will engage in government to government consultation to determine the presence or absence, or potential impacts to Tribal Cultural Resources, as defined in Public Resource Code §21074. There are no impacts anticipated related to tribal cultural resources from the proposed demolition.

19. UTILITIES AND SERVICE SYSTEMS

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

The project is limited to the demolition of a single-family home and does not involve new housing units or redevelopment. Therefore, the project would not create any demands for or place an undue burden on any utility or service system.

20. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

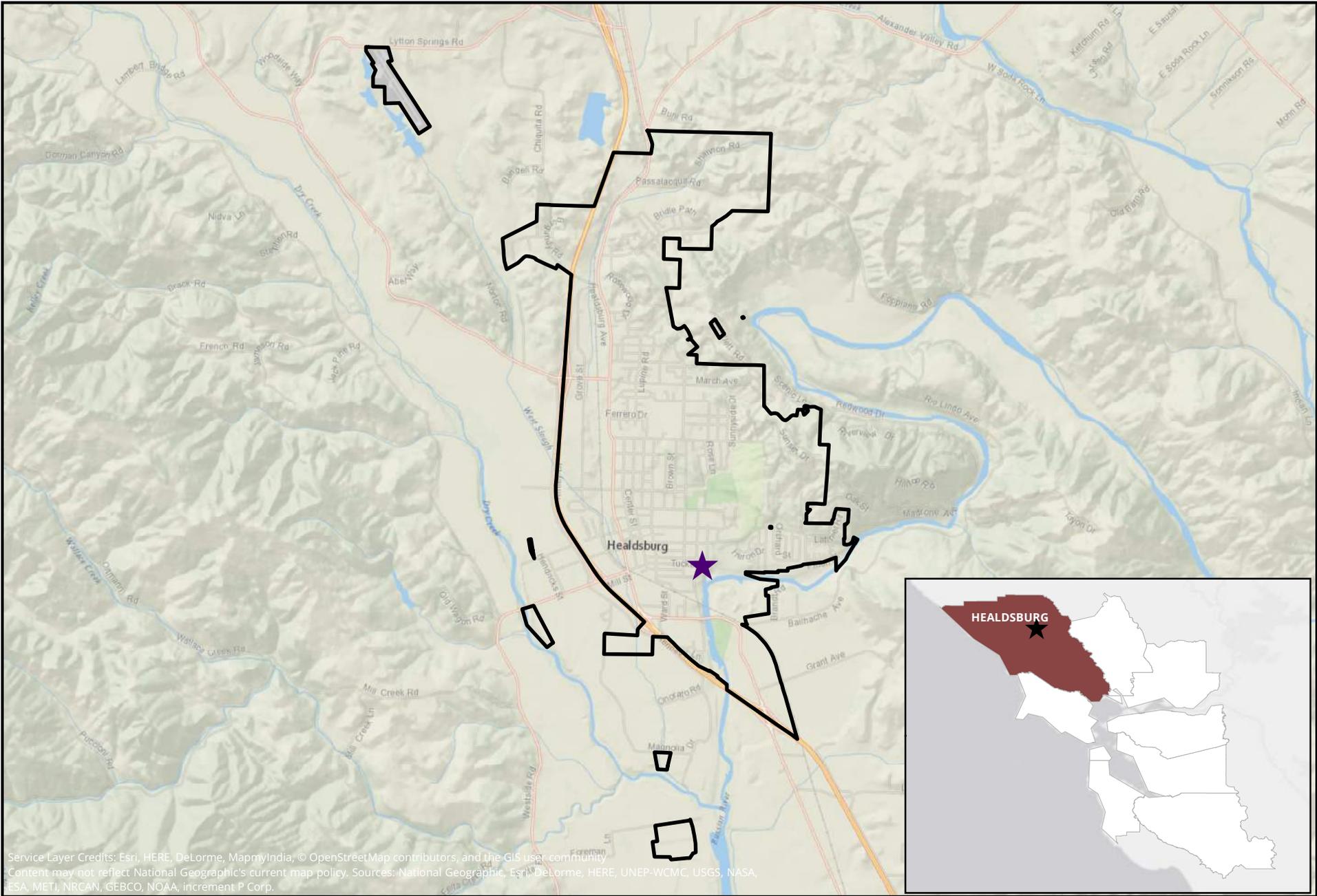
threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

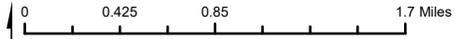
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

As discussed above, the subject residence is associated with significant themes or patterns of events (Criterion 1), is associated with the life of a locally important person (Criterion 2), and embodies distinctive architectural characteristics (Criterion 3). However, the integrity of the resource fails to meet the high standards necessary for individual listing on the California Register or the National Register of Historic Places. Nonetheless, the Kimball House is identified as a contributor to the eligible “Tucker Street Historic District.” The proposed demolition of the Kimball House may cause a substantial adverse change in the significance of a historical resource, in that, the act of demolishing the building would materially impair the building’s ability to convey its significance, and potentially degrade the integrity of the eligible Tucker Street Historic District. Therefore, the topic of Historic Resources will be discussed further in the EIR. No other environmental categories have been identified that would result in significant or potentially significant impacts associated with the proposed demolition of the historic home. Therefore, the EIR will be Focused on impacts related to Historic Resources.

FIGURE 1



544 TUCKER ST - KIMBALL HOUSE DEMOLITION PROJECT: REGIONAL LOCATION

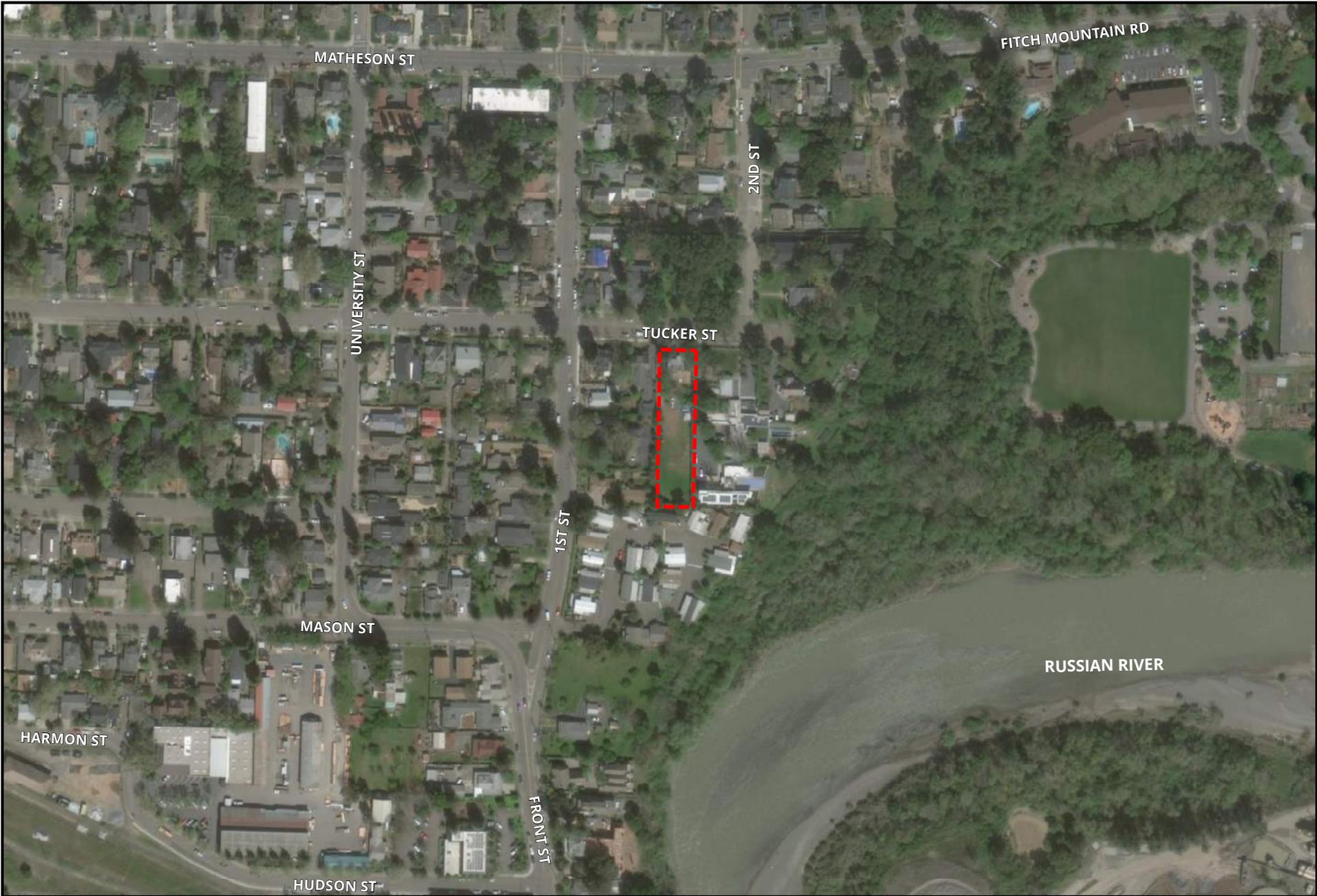


Data source: Sonoma County GIS

-  PROJECT SITE
-  CITY OF HEALDSBURG
-  SONOMA COUNTY



FIGURE 2



544 TUCKER ST - KIMBALL HOUSE DEMOLITION PROJECT: PROJECT VICINITY

 PROJECT SITE

0 0.025 0.05 0.1 Miles

Data source: Sonoma County GIS

