

# **Initial Study & Mitigated Negative Declaration of Environmental Impact**

## **Mitigation Monitoring and Reporting Program**

### ***River Belle Inn***

**Conditional Use Permit, Variance, and Design Review  
City Application No. CUP 2014-10; V 2014-05; DR 2014-10  
68 Front Street  
Healdsburg, California**

**Applicant:** Thomas Bangs

**Date:** December 29, 2014

**Lead Agency:** City of Healdsburg Planning and Building Department  
401 Grove Street  
Healdsburg, CA 95448

**Prepared by:** Jeff Fisher, Planner, City of Healdsburg



<b>Project title</b>	River Belle Inn
<b>Lead agency</b>	City of Healdsburg 401 Grove Street Healdsburg, CA 95448-4723
<b>Agency contact</b>	Jeff Fisher (707) 431-3346
<b>Project location</b>	68 Front Street, Healdsburg, CA APN 002-321-002
<b>Project applicant</b>	Thomas Bangs 68 Front Street Healdsburg, CA 95448
<b>General Plan designation</b>	High Density Residential (HR)
<b>Zoning designation</b>	Multi-Family Residential (RM)

### **Project Setting**

The 0.52-acre project site is located on the east side of Front Street, approximately 300 feet south of Mason Street, in the southeastern section of the City of Healdsburg. The rectangular site is approximately 230 feet long and includes 133 feet of frontage along Front Street and 118 feet along the Russian River to the rear.

The site is developed with a 1,688 square-foot single-family residence and a small accessory structure. There are fifteen trees on the site including mature oaks, palms, and redwoods.

Adjacent land uses include a residential duplex to the north; single-family residential to the south; commercial to the west; and a gravel quarry across the river to the east. The site is designated HR (High Density Residential) on the General Plan Map and zoned RM (Multi-family Residential). The eastern half of the site is located in FEMA Flood Zones X (500-year floodplain) and AE (100-year floodplain). The building site is located out of the flood zone.

### **Project Description**

The proposed project includes three elements as follows:

1. A conditional use permit to allow a 12-room Bed & Breakfast operation in the RM zoning district;
2. Design review for a 6,061 square-foot addition to an existing residence to be used as a bed and breakfast inn. The building will be a 3-story structure including on-site parking and landscaping.
3. A variance to permit the proposed structure to encroach into the Russian River riparian setback area. The required riparian setback from the top of the river bank is 100 feet, pursuant to Land Use Code Section 20.24.090. The variance request would in effect

reduce the riparian setback from 100-feet to a maximum of 58-feet, with an average setback of approximately 60-feet.

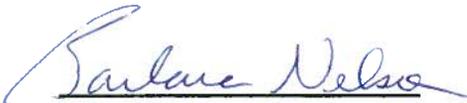
### Approvals Required

There are three separate entitlements associated with the project subject to discretionary approval by the City of Healdsburg as follows:

1. Major Conditional Use Permit (CUP 2014-10): Pursuant to Land Use Code Section 20.08.50 Table 4, "Residential Visitor Lodging" in the RM zoning district is a conditionally permitted use subject to review and approval by the Planning Commission.
2. Major Design Review (DR 2014-10): Per Land Use Code Section 20.28.105[B](1), projects which involve major changes to a previously developed site require review and approval by the Planning Commission.
3. Variance (V 2014-05): Land Use Code Section 20.24.095 states that a variance to the riparian setback may be granted subject to specific findings in addition to review pursuant to CEQA, and the adoption of riparian mitigation plans. The goal of the mitigation plan is to ensure no net loss of acreage or of functional value of riparian habitat.

### Environmental Determination

On the basis of the attached Initial Study, 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 mitigation measures included in the design of the project will mitigate any potential environmental impacts to less than significant levels. Therefore, a MITIGATED NEGATIVE DECLARATION will be prepared.



Barbara Nelson  
Planning & Building Department Director

January 7, 2015

Figure 1 - Vicinity Map

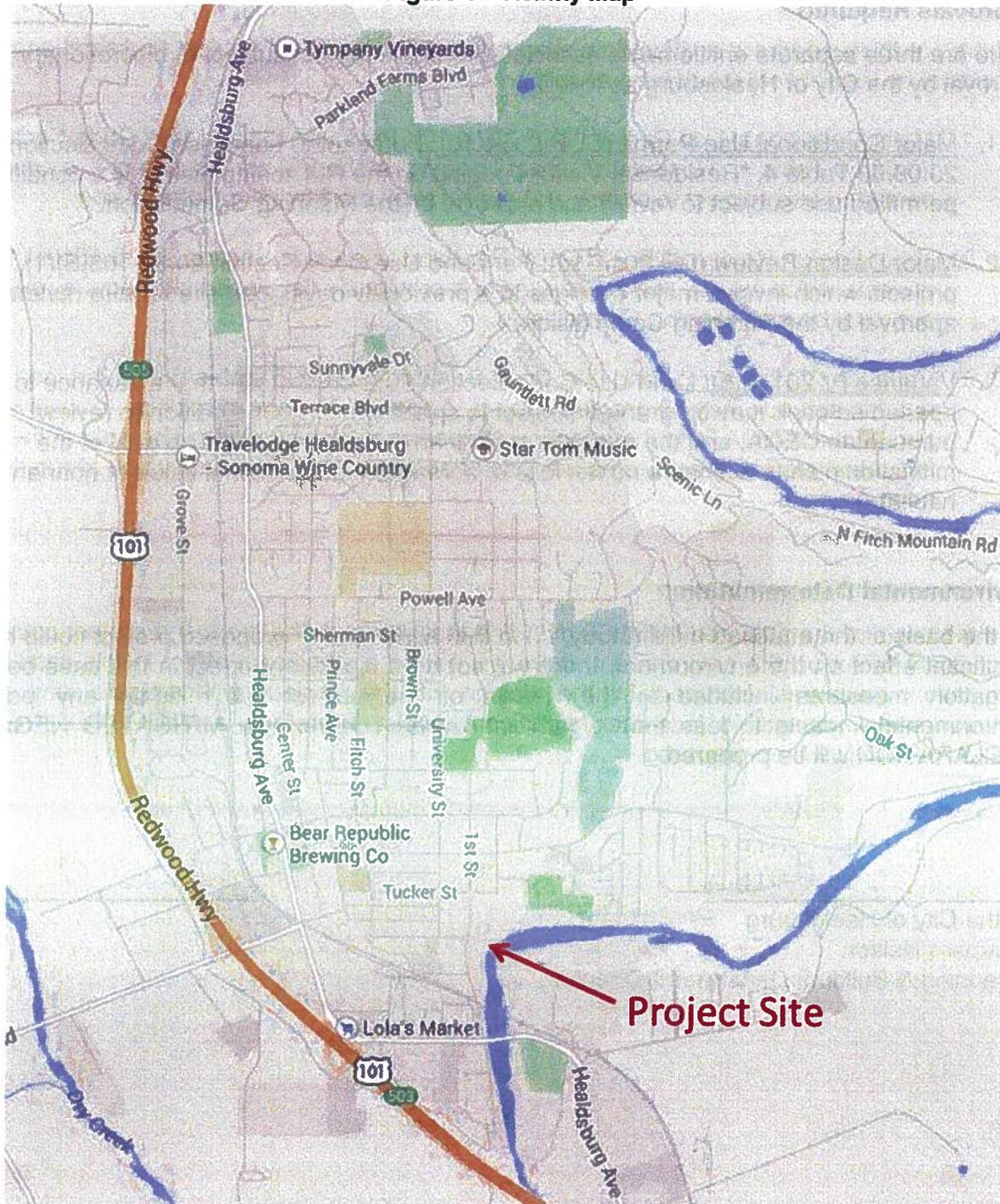
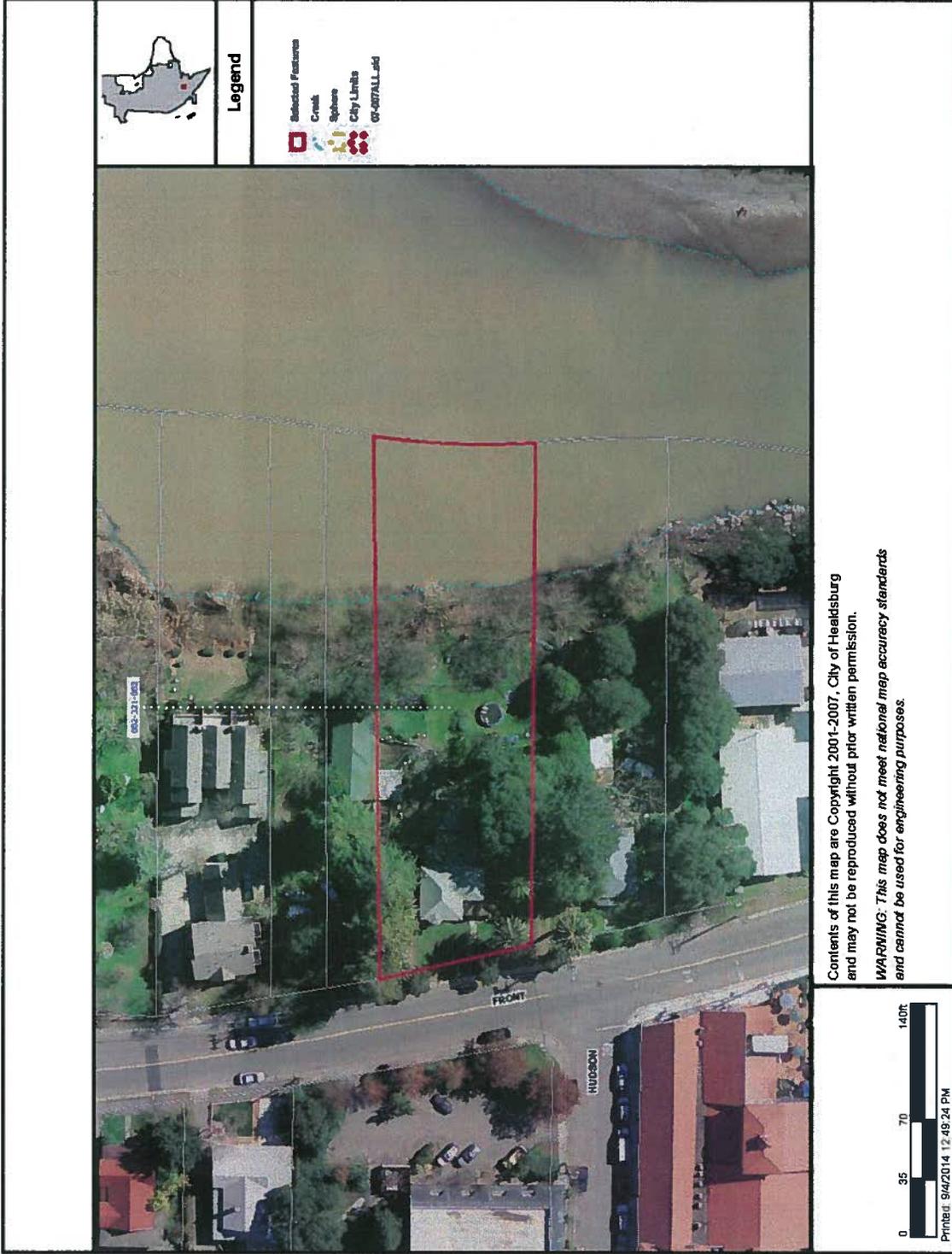


Figure 2 - Aerial



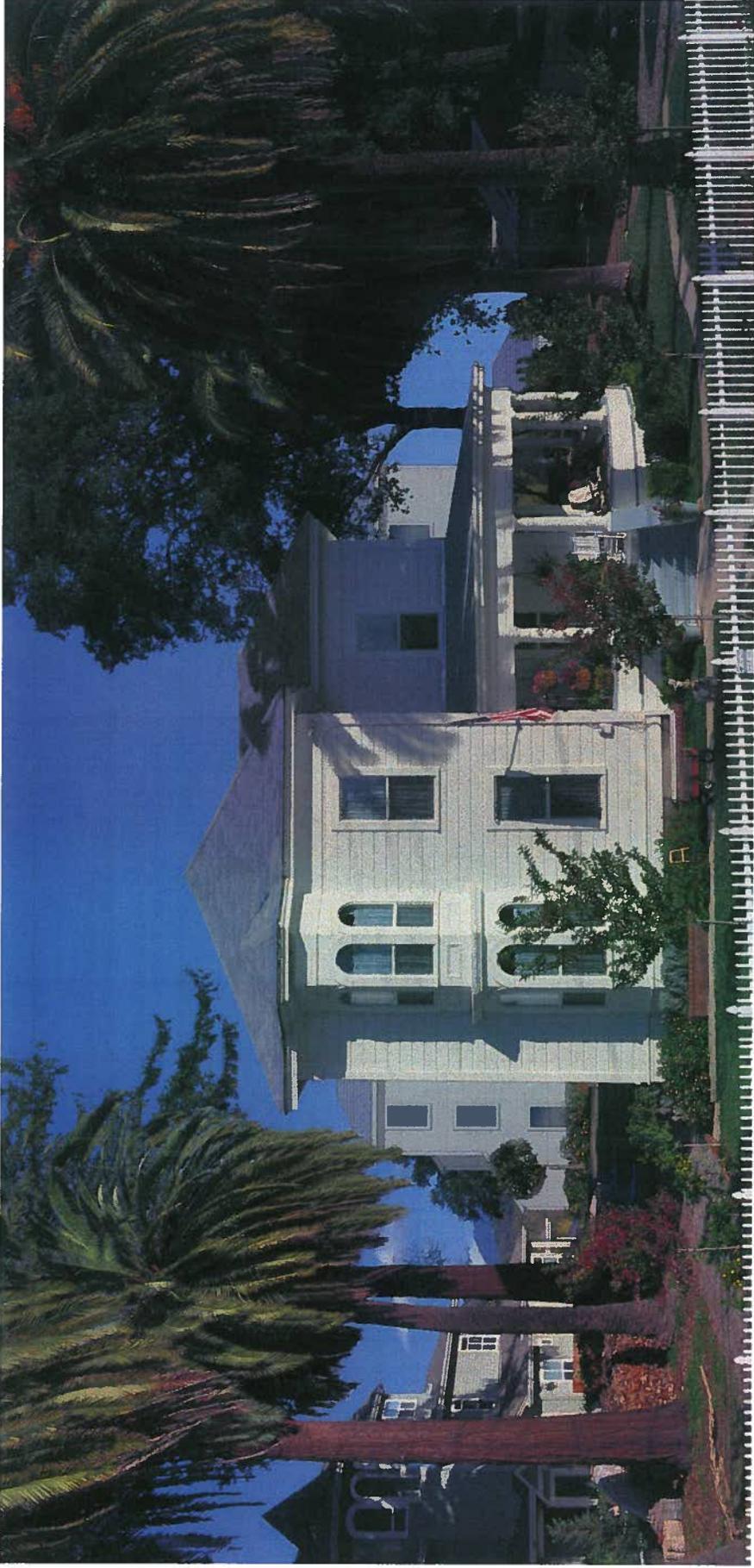
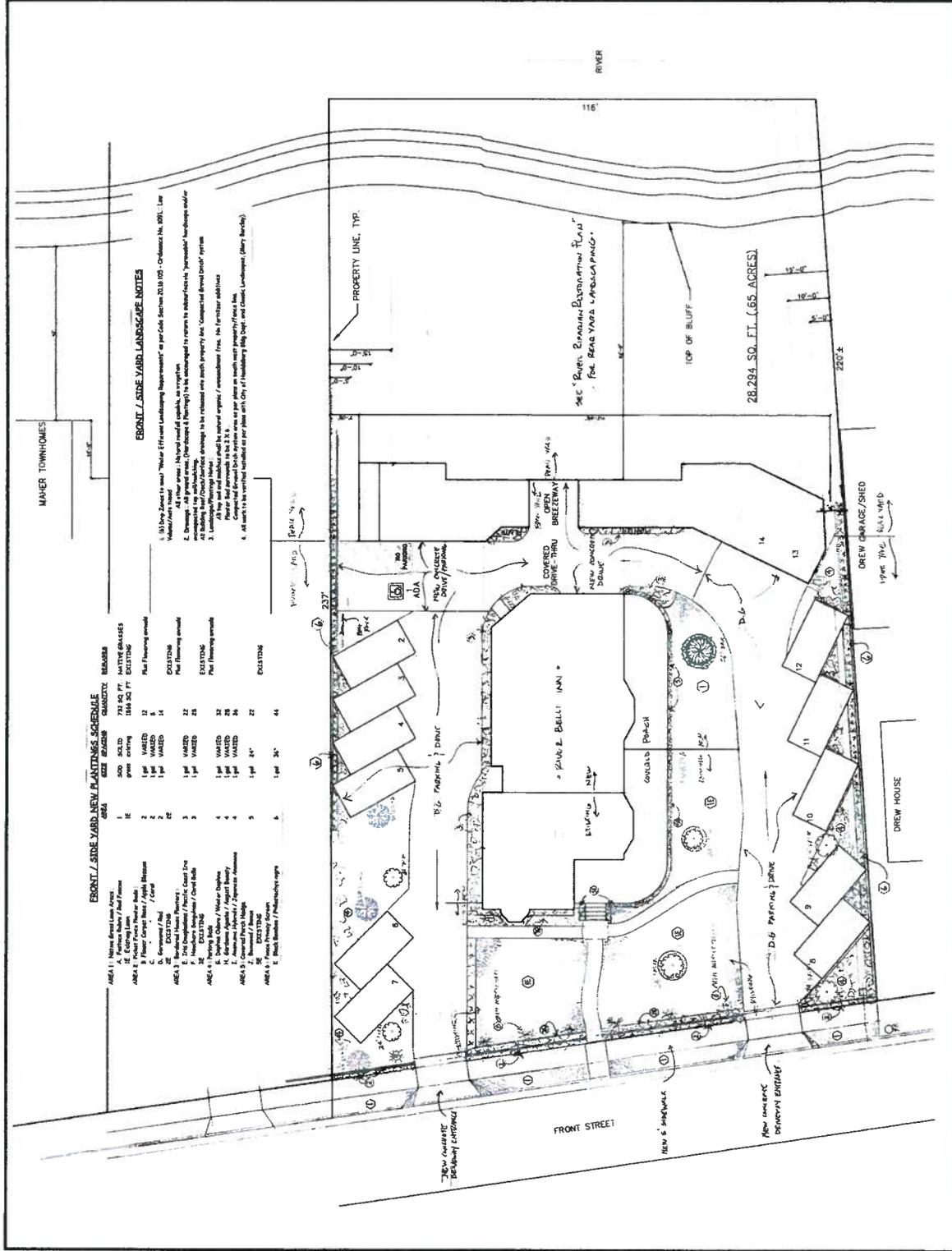






Figure 5 - Landscape Plan



CATHERINE GRACE  
DRAFTING SERVICES



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FRONT / SIDE YARDS  
LANDSCAPE PLAN  
SCALE: 1" = 10'-0"

All drawings and reports are prepared in accordance with the standards of the International Professional Practices Examination (IPPE) and the standards of the International Council of Building Envelope Engineers (ICBEE).  
 Project Name: RIVER BELLE INN  
 Project Number: 32  
 Description: LANDSCAPE PLAN  
 Scale: 1" = 10'-0"  
 Plot Date: 04/14  
 Sheet Number: L3







## Initial Study

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063 to determine if the proposed project may have a significant impact upon the environment.

<b>I. AESTHETICS</b>					
Would the project:	Potentially significant impact that cannot be mitigated	Less than significant impact with mitigation incorporated	Less than Significant Impact	No Impact	Reference(s)
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
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 checked="" type="checkbox"/>	<input type="checkbox"/>	1
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

### Discussion of Impacts

- a) **Less than significant impact.** The project site does not include any designated scenic ridgelines. The project site is visible from Front Street, and the view of the site from the public street consists of sparsely spaced mature trees, and an existing residence. Views of the site from the Russian River are significantly hindered by existing vegetation along the bluff. New native plant species will be planted as part of the restoration/landscaping plan, thereby improving the visual character of the site. No trees are proposed for removal. The project is also subject to the City's Design Review process which will ensure that aesthetic impacts resulting from the construction of the building will remain at less than significant levels.
- b) **Less than significant impact.** The site is not visible from any designated scenic highway, nor does it include any rock outcroppings. The site does contain a potentially historic building, however it is not within a scenic highway corridor (see Section V). No on-site trees are proposed for removal.
- c) **Less than significant impact.** The subject site is currently developed with a single-family residence. The surrounding area is developed with residential and commercial uses. The residential structures to the north are similar in stature to the proposed building. The project would improve the visual character of the site by demolishing the unsightly accessory structure, and developing the property with attractive buildings and landscaping in scale and character with surrounding uses and associated landscaping. The applicant has consulted with a professional landscaping firm specializing in native vegetation and local riparian habitat. The removal of the existing invasives and the proposed extensive planting of natural native vegetation will not only reduce the impacts to the river, but will significantly improve

the site, reverting the area back to a more natural and functional state, thereby significantly improving the visual character of the site.

- d) **Less than significant impact.** Outdoor lighting associated with the new building would be created with development of this project. However, this type of lighting would not result in a source of substantial light or glare that would adversely affect day or night time views in the area, since it would be similar in terms of impact to lighting around existing uses in the already developed area surrounding the project site. A condition of approval will be included for the project which requires that all new light sources associated with the new development will be shielded and pointed downward thereby preventing any light escape onto neighboring properties. New lighting will be subject to the City's lighting and design standards.

### **Mitigation Measures**

None

<b>II. AGRICULTURE AND FOREST RESOURCES</b>					
<i>Would the project:</i>	Potentially significant impact that cannot be mitigated	Less than significant impact with mitigation incorporated	Less than Significant Impact	No Impact	Reference(s)
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"/>	1
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"/>	3
c) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<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"/>	

**Discussion of Impacts**

- a) **No impact.** According to the City’s 2030 General Plan, the subject site is not classified as Prime Agricultural Farmland, Unique Farmland, or Farmland of Statewide Importance.
- b) **No impact.** According to the City’s Zoning Map, the subject site is not zoned Agricultural and is not under a Williamson Act contract.
- c) **No impact.** The subject site is located in an urban area surrounded by developed areas and is not located close to any existing agricultural uses. The project would not encourage the conversion of Farmland to non-agricultural use.
- d) **No impact.** The project site contains a gravel parking lot and undeveloped riparian land. There are scattered trees in the riparian area of the property; however, most trees will remain and the area would not be classified as forest land. This condition precludes the possibility of the loss of forest land. No impacts would occur.
- e) **No impact.** The project site is surrounded by urban land uses and infrastructure. No agricultural land uses are located in the vicinity of the project. Therefore, the proposed project does not possess any characteristics that would lead to the conversion of farmland to non-agricultural uses. No impacts would occur.

**Mitigation Measures**

None

<b>III. AIR QUALITY</b>					
Would the project:	Potentially significant impact that cannot be mitigated	Less than significant impact with mitigation incorporated	Less than Significant Impact	No Impact	Reference(s)
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"/>	13
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**Discussion of Impacts**

a) **No impact.** The North Coast Air Basin, where the project is located, is in attainment for all state and federal ambient air quality standards. Therefore, the Northern Sonoma County Air Pollution Control District (NSCAPCD) is not required to prepare or implement an air quality plan. There is no applicable air quality plan. Because there is no applicable air quality plan, there would be no impact.

b) **Less than significant impact with mitigation incorporated.** This impact relates to localized criteria pollutant impacts. Potential localized impacts would be exceedances of state or federal standards for particulate matter (PM<sub>10</sub>), or carbon monoxide (CO). PM<sub>10</sub> are of concern during construction because of the potential to emit fugitive dust during earth-disturbing activities (construction fugitive dust). During construction (grading), fugitive dust (PM<sub>10</sub>) would be generated from site grading and other earth-moving activities. The majority of this fugitive dust will remain localized and will be deposited near the project site.

The BAAQMD does not have a quantitative threshold for fugitive dust. The BAAQMD’s Air Quality Guidelines recommend that projects determine the significance for fugitive dust through application of Best Management Practices (BMPs). The project does not currently include any dust control measures, resulting in the potential for a significant impact. Therefore, it is recommended that the fugitive dust control measures identified in the BAAQMD’s Air Quality Guidelines be included to reduce localized dust impacts to less than significant. Mitigation Measure MM AIR-1 requires the application of BMPs for fugitive dust control. Implementation of MM AIR-1 reduces the project’s construction-generated fugitive dust impact to less than significant.

c) **Less than significant impact with mitigation incorporated.** This impact is related to regional criteria pollutant impacts. The project is located within the NSCAPCD, which is designated as attainment for all state and federal ambient air quality standards.

The non-attainment regional pollutants of concern for the adjacent Bay Area Air Basin (under the BAAQMD's jurisdiction) are ozone, PM10, and PM2.5. Ozone is not emitted directly into the air, but is a regional pollutant formed by a photochemical reaction in the atmosphere. Ozone precursors—ROG and NOX—react in the atmosphere in the presence of sunlight to form ozone. Therefore, the BAAQMD does not have a recommended ozone threshold, but it does have regional thresholds of significance for ROG and NOX. Construction and operational regional emissions are discussed separately below.

#### Construction Emissions

Project construction would result in regional air pollutant emissions from equipment exhaust and worker trips to the project site. The BAAQMD's Air Quality Guidelines provides guidance and screening criteria for determining if a project could potentially result in significant air quality impacts. The screening method is used to indicate whether a project's construction-related air pollutants or precursors could potentially exceed the BAAQMD's thresholds of significance. The construction of the project would result in a less than significant impact to air quality if the following screening criteria are met because:

1. The project is below the applicable screening size.
2. All Basic Construction Mitigation Measures would be included in the project design and implemented during construction.
3. Construction-related activities would not include any of the following:
  - a) Demolition activities inconsistent with BAAQMD Regulation 11, Rule 2: Asbestos Demolition, Renovation and Manufacturing;
  - b) Simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously);
  - c) Simultaneous construction of more than one land use type (e.g., project would develop residential and commercial uses on the same site) (not applicable to high density infill development);
  - d) Extensive site preparation (i.e., greater than default assumptions used by the Urban Land Use Emissions Model [URBEMIS] for grading, cut/fill, or earth movement); or
  - e) Extensive material transport (e.g., greater than 10,000 cubic yards of soil import/export) requiring a considerable amount of haul truck activity.

The construction criteria pollutant screening size relevant to the project is provided

Table 1, below. As shown in

Table 1, the project would be less than the BAAQMD's construction criteria pollutant screening size. The project would construct a 12-room bed and breakfast facility, and the BAAQMD's construction screening size is 554 rooms for the comparable land use.

**Table 1: Construction Criteria Air Pollutants and Precursors Screening Level**

Land Use Type	Construction Criteria Pollutant Screening Size	Project Size	Project Percent of Screening Size
Hotel	554 rooms (ROG)	12 rooms	2%
Note: ROG = reactive organic gases Source: BAAQMD 2010 Air Quality Guidelines.			

In addition, the project would implement the BAAQMD-identified basic construction mitigation measures through implementation of Mitigation Measure MM AIR-1. The project would not include significant demolition activities involving the removal of asbestos. Furthermore, it is not anticipated that the project would involve the simultaneous occurrence of more than two construction phases, or of more than one land-use type. Although the project would include some amount of soils excavation and export, the project is not anticipated to involve extensive site preparation or material transport (e.g., greater than 10,000 cubic yards of soil import/export). Therefore, impacts from construction related regional emissions would be less than significant with implementation of MM AIR-1.

- d) **Less than significant impact with mitigation incorporated.** During construction (grading), fugitive dust (PM10) is generated. As detailed above (IIIc), the project would result in a less than significant impact dust impact after incorporation of MM AIR-1. Therefore, the project would not expose adjacent receptors to significant amounts of construction dust with the implementation of MM AIR-1. The project would result in direct sources of aerial emissions associated with temporary on-site construction vehicles and equipment as noted under IIIc above, but would not expose sensitive receptors to substantial pollutant concentrations due to the temporary nature of the construction activities.
- e) **Less than significant impact.** The project does not involve any land uses that would create objectionable odors affecting a substantial number of people. During grading or construction activities, equipment could generate petroleum-based fuel odors that could temporarily affect the nearest sensitive receptors (nearby dwellings). This impact would be less-than-significant because of the temporary nature of the impact, which is associated with construction activities and then is discontinued upon completion of the project.

**Mitigation Measures**

The following measures shall be incorporated as part of the project:

**MM AIR-1**

- Water or cover stockpiles of debris, soil, sand or other materials that can be blown by the wind.
- Water all active construction areas with non-potable water at least twice daily.
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.

- Pave, apply non-potable water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
- Sweep streets daily (preferably with water sweepers using non-potable water) if visible soil material is carried onto adjacent public streets.
- Enclose, cover, water twice daily with non-potable water, hydroseed or apply non-toxic soil stabilizers to inactive construction areas and exposed stockpiles (dirt, sand, etc.).
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- Replant vegetation in disturbed areas as quickly as possible.
- Post on the construction site, in a conspicuous location, the name and phone number of a designated dust control coordinator who can respond to complaints by suspending dust-producing activities or providing additional personnel or equipment for dust control.

IV. BIOLOGICAL RESOURCES					
Would the project:	Potentially significant impact that cannot be mitigated	Less than significant impact with mitigation incorporated	Less than Significant Impact	No Impact	Reference(s)
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10, 12
b) Have a substantial adverse effect on any riparian habitat or result in a substantial loss of any other types of habitat identified as biologically unique and of limited distribution, such as serpentine chaparral, serpentine grassland, and native grassland?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10,12
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, etc.), through direct removal, filling, hydrological interruption or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**Discussion of Impacts**

a) **Less than significant impact with mitigation incorporated.** According to a habitat assessment report prepared for this project (Wildlife Research Associates, 2012), the subject site is devoid of native plant vegetation other than a narrow band of riparian habitat along the Russian River as well as a few scattered oaks. The riparian area is overrun with non-native invasive plant species including Tree of Heaven, Himalayan Blackberry, Giant Reed, and Arroyo Willow. The site does not contain a special-status community or any special-status plant species.

In regards to special-status animal species, the habitat assessment states that the site does have a moderate potential for the occurrence of several species. The Russian River is located within the North Central California Coast Recovery Domain of the NOAA Fisheries, and includes four species, the threatened Northern California Coast steelhead (*Oncorhynchus mykiss*), threatened California Coastal Chinook salmon (*Oncorhynchus tshawytscha*) Ecologically Significant Unit, endangered Central California Coast coho salmon (*Oncorhynchus kisutch*) Ecologically Significant Unit, and threatened Central California Coast steelhead (*Oncorhynchus mykiss*) distinct population segment. These salmonoid species are not expected to breed in the portion of the Russian River adjacent to the project site based on the substrate and depth of the water and the dam that is placed across the river in the summer. Other special-status fish species include the year-round resident species, Russian River tule perch, hardhead, and California roach, which are identified by the CDFW (California Department of Fish and Wildlife) as species of special concern.

The project site is located within the Russian River Hydrologic Unit (#111411) for California Coastal Chinook Salmon and Central Coast California steelhead (USFWS 2005). Critical habitat for CRF occurs in discrete areas in Sonoma County, on the east side of the City of Santa Rosa, and the southwest of the City of Petaluma (USFWS 2010). The proposed project site is not located within CRF Critical Habitat.

During a site inspection conducted for the preparation of the habitat assessment, several bird species were identified on the site and the site has the potential for nesting habitat. Disturbance of potential nesting habitat during the nesting season (February 15- August 15) may result in nest abandonment and mortality of young, which is considered "take" of an individual. Noise disturbance during the nesting period (March 1 and August 15, approximately) of these species within 100 feet of its nest may result in nest abandonment and "take" of young. The assessment recommends mitigation measures listed below which will reduce to adverse impacts to nesting passerines in the trees or structure proposed for removal to less than significant levels.

The assessment also identified potential habitat for roosting bats. Bats often roost in tree hollows and unoccupied structures. The dilapidated accessory structure is proposed for removal. Therefore, mitigation measures listed below will be required to ensure that adverse impacts to bats that may have taken up roost in the structure remain at less than significant levels.

To reduce potential sediments from entering the Russian River during construction, a silt fence, approximately 116-feet in length and running parallel to the river, will be installed eight feet inside the top of bank. According to the habitat assessment, the silt fence will prevent adverse impacts to special-status anadromous and resident fish species.

Furthermore, Section 20.24.095 of the LUC requires that a detailed riparian mitigation plan be prepared pursuant to CEQA upon filing an application for a variance for riparian setback encroachment. The goal of such a mitigation plan is to ensure no net loss of acreage or functional value of riparian habitat. To mitigate sediment runoff and impacts to the river and riparian habitat, the project will include significant natural landscaping in the required setback area and the entire site as part of a riparian restoration plan. The applicant has consulted with a professional landscaping firm specializing in native vegetation and local riparian habitat. The removal of the existing invasives and the proposed extensive planting of natural native vegetation will not only reduce the impacts to the river, but will significantly

improve the site, reverting the area back to a more natural and functional state, and will create additional suitable habitat for species typical of the area. The plan will also incorporate an extensive drainage system consisting of permeable surfaces, natural percolation and rock dissipation, and a system of bio-swales which will eliminate what is currently unmitigated sheet flow runoff thereby ensuring that runoff related impacts are reduced to less than significant levels. The proposed improvements are consistent with the City's landscaping requirements in addition to the standards and recommendations contained in the "Russian River-Friendly Landscape Guidelines" published by the Russian River Watershed Association (August 2010). The proposed project is also supported by the Russian Riverkeeper, a local steward of the Russian River watershed. Strict compliance to the proposed landscaping plan is included as a mitigation measure for the project prior to certificate of occupancy permits being issued.

- b) **Less than significant impact with mitigation incorporated.** See response to IVa. above.
- c) **Less than significant impact.** The habitat assessment prepared for this project (Wildlife Research Associates, 2012) concluded that no wetlands (special-status communities) are present on the project site.
- d) **Less than significant impact with mitigation incorporated.** With the installation of the silt fence proposed along the river bank, and the significant natural landscaping and runoff mitigation included in the landscaping/restoration plan, the project will not affect the streambed of the Russian River, and therefore, will not adversely impact the waterway that provides habitat for native resident and migratory fish, or any areas that are used as an established native resident or migratory wildlife corridor, or as a native wildlife nursery.
- e) **Less than significant impact with mitigation incorporated.** No trees are proposed for removal as a part of this project. The project will preserve the remaining trees that were surveyed for this project, including those within the riparian open space area; and the existing Heritage trees, as defined by Section 20.24.025 of the LUC, will remain on the site and will be protected pursuant to the Mitigation Measure MM BIO-2.. The tree preservation plan prepared for the project recommends measures (listed below) to protect these trees during the construction process.
- f) **No Impact.** There are no adopted habitat conservation plans covering the area. Therefore, the project would result in no impact related to conservation plans.

### **Mitigation Measures**

The following mitigation measures shall be incorporated as part of the project:

#### **MM BIO-1**

Prior to any disturbance or project related activities on the site, the following measures shall be taken to prevent impacts to the streambed, special-status fish, passerines, and roosting bats:

- a) A silt fence shall be installed eight (8) feet from the top of the bank of the Russian River as identified on the site plan submitted by the applicant.
- b) The project shall be developed in substantial compliance with the "River Riparian Restoration Plan" submitted by the applicant dated August 8, 2014. Substantial compliance to said plan shall be approved by the Planning & Building Department Director prior to issuance of certificate of occupancy.
- c) Grading/construction within the grasslands should be conducted outside the nesting season (February 15 to August 15).

- d) If grading/construction within potential nesting areas are not feasible outside of the nesting season, a nesting bird survey shall be performed by a qualified biologist prior to grading. This pre-construction survey shall be conducted no more than one week prior to planned grading activity.
- e) If no nesting birds are observed no further action is required and grading/construction may proceed, provided it commences within one week of the survey to prevent "take" of individual birds that may have begun nesting after the survey.
- f) If nesting birds with eggs or young are observed during the pre-construction surveys, grading in the affected project area shall not commence within 100 feet of the occupied nest until after the young have fledged.
- g) The CDFW Central Coast Regional office does allow grading to occur if nesting birds are observed on site, providing that a 100-foot buffer zone is created around the observed nest. Because nests may occur in the middle of the grading area, this method is not advised.
- h) Prior to any development or disturbance of the site, a bat habitat assessment, conducted by a qualified bat biologist, shall be conducted of all structures and trees that will be removed or otherwise impacted. The bat habitat assessment will be based on the tree survey conducted in 2012 (Duckles 2012). The bat habitat assessment will provide specifics on methods of tree removal and modifications to the structure to allow for humane exclusion of potentially roosting bats to prevent take.

#### **MM BIO-2**

The following measures shall be taken to prevent impacts to preserved trees during and subsequent to construction of the project:

- a) Where pruning and clearance is required on any trees to remain, it shall be done by trained, qualified tree workers according to ISA & ANSI Pruning Guidelines prior to construction. Pruning should be the minimum necessary for hazard reduction (i.e. the removal of deadwood 2" and larger, etc.) and for clearance.
- b) Plastic tree protection fencing shall be installed at the driplines of trees within the zone of construction activity, (or the outer edge of the dripline of groups of trees). If access within the dripline will be required, fence to be placed at expected limit of grading. Fence shall be installed prior to the start of construction, and kept in place throughout construction activities.
- c) If any roots larger than 1" are encountered during construction activities which can't be preserved, they shall be cut cleanly across the face of the root with a sharp saw, past any damaged portions.
- d) Arbormulch (chipped small branches, bark and foliage) shall be spread 2-3" deep under protected trees within their driplines to serve as a permanent top dressing.
- e) No parking, operation of equipment, storage of materials, disposal of waste or other construction activity shall occur within driplines of protected trees, except as allowed on approved plans.
- f) If any issues arise during construction relating to trees, project arborist and City arborist shall be notified to visit site and/or provide recommendations.

<b>V. CULTURAL RESOURCES</b>					
Would the project:	Potentially significant impact that cannot be mitigated	Less than significant impact with mitigation incorporated	Less than Significant Impact	No Impact	Reference(s)
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	19
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	19
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15

**Discussion of Impacts**

a) **Less than significant impact.** CEQA Guidelines indicate a project may have a significant environmental effect if it causes “substantial adverse change” in the significance of an “historical resource” or a “unique archaeological resource,” as defined or referenced in CEQA Guidelines Section 15064.5. Such changes include “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired” (CEQA Guidelines Section 15064.5[b]).

Pursuant to the above CEQA Guidelines section, project-related impacts to cultural resources were evaluated to: (1) determine whether the existing home on the project site qualified for inclusion on the California Register of Historical Resources; and (2) to determine if the proposed project would result in any significant adverse impacts to the resource if it meets the criteria for said qualification.

Pursuant to CEQA Guidelines Section 15064.5[3](B), a resource shall be considered “historically significant” if it “is associated with the lives of persons important in our past.” In order to determine if the existing home on the site meets this criteria, a historical resources assessment was prepared for the project by Tom Origer & Associates, a consulting firm specializing in the evaluation of sites and structures pertaining to compliance with the cultural protection regulations of local, state, and federal agencies. The home on the site was evaluated for inclusion on the California Register of Historical Resources (California Register). Pursuant to CEQA, a resource eligible for the California Register is one that meets one of the following criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
2. Is associated with the lives of persons important to local, California, or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of a master, or possesses high artistic values.

4. Has yielded, or may be likely to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, eligibility to the California Register requires that a resource retain sufficient integrity to convey a sense of its significance or importance. As defined by the State, "Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance" (California Office of Historic Preservation 2001:11). Seven elements are considered key in considering a property's integrity: location, design, setting, materials, workmanship, feeling, and association.

The following conclusions were reached regarding the property's eligibility for the California Register as an individual resource:

- Criterion 1: This house is associated with the founding of the local wine industry; however it was not a location at which wine was produced. Therefore, this building does not meet Criterion 1.
- Criterion 2: The Simi family was important in the development of wine making in the Sonoma County, and especially in the Healdsburg area, where they are of special note as pioneers of the local wine industry. Their house at 68 Front Street was owned and occupied by the family from 1897 until 1981, and is important because of its long-time association with the Simi family.
- Criterion 3: This property does not meet Criterion 3. Modifications made in the early part of the 20th century changed its simple styling such that it is not a good example of the Italianate style.
- Criterion 4: This property does not meet Criterion 4. Criterion 4 generally applies to archaeological resources that could yield important analytical data relating to prehistory or history.

As a conclusion of the assessment, the residence on the site meets Criterion 2 and therefore appears eligible for inclusion on the California Register of Historical Places.

As noted above, any "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired" shall be evaluated for potential adverse impacts to the resource. As proposed, the project would alter the resource with the construction of a 6,061 square-foot addition to house lodging facilities.

The home was evaluated for architectural significance pursuant to Criterion 3 noted above. According to the assessment, the home is an example of a "simplified Italianate style". However, various modifications were made to the home throughout its history. Such modifications changed the home's simple styling such that it is no longer a good example of the Italianate style. Therefore, the assessment concluded that the home does not embody the distinctive characteristics of a type, period, region or method of construction pursuant to Criterion 3 above. For this reason, the proposed modification to the home will not result in any significant adverse impacts to a cultural resource as defined by CEQA and no mitigation measures are required.

- b) **Less than significant impact with mitigation incorporated.** The cultural assessment prepared for the project did not identify any archaeological resources on the site and there are no known prehistoric resources existing within the project site. Therefore, no archaeological resources would be expected to be encountered during construction

activities associated with the proposed project. However, it is possible that subsurface excavation activities may encounter previously undiscovered archaeological resources. The implementation of MM CUL-1 which requires standard cultural resource construction mitigation would ensure that impacts to archeological resources would be less than significant.

- c) **Less than significant impact with mitigation incorporated.** No known paleontological resources or unique geologic features exist within the project area. However, it is possible that subsurface excavation activities could encounter previously undiscovered paleontological resources. The implementation of MM CUL-1 would ensure that impacts to unique paleontological resources or unique geologic features would be less than significant.
- d) **Less than significant impact with mitigation incorporated.** No known human remains are interred within the project area. However, it is possible that subsurface excavation activities may encounter previously undiscovered human remains or burial sites. The implementation of MM CUL-2, which requires standard human remains construction mitigation would reduce this potential impact to a less than significant level.

### **Mitigation Measures**

The following mitigation measure shall be incorporated as part of the project:

#### **MM CUL-1**

If a potentially significant historic, prehistoric, or paleontological resource is encountered during subsurface earthwork activities, all construction activities within a 50-foot radius of the find will cease and the City of Healdsburg Planning and Building Director shall be notified immediately. The project Applicant will then obtain a qualified archaeological consultant to examine the finds and make recommendations concerning appropriate measures to be implemented to protect the resources, including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Any previously undiscovered resources found within the project area shall be evaluated for significance in terms of CEQA criteria and recorded on appropriate Department of Parks and Recreation (DPR) 523 forms.

#### **MM CUL-2**

If human remains are encountered during excavations associated with this project, all work will halt, and the Sonoma County Coroner and City of Healdsburg Planning and Building Director will be notified immediately. If the coroner determines that the remains are of Native American origin, he or she will contact the Native American Heritage Commission (NAHC). The NAHC will be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Public Resources Code Section 5097.98. The MLD will make his or her recommendations within 48 hours of being notified by the NAHC (CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Sections 5097.94 and 5097.98).

<b>VI. GEOLOGY AND SOILS</b>					
<b>Would the project:</b>	<b>Potentially significant impact that cannot be mitigated</b>	<b>Less than significant impact with mitigation incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>	<b>Reference(s)</b>
a) Expose people or structures to 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	1
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

## Discussion of Impacts

### a)i) and ii) Fault Rupture or Strong Seismic Ground Shaking

**Less than significant impact.** The closest active faults to the project site are Rodgers Creek Fault Zone, located approximately 3.5 miles to the southeast; the Maacama Fault Zone (southern extension), located approximately 6 miles to the northeast; and the San Andreas Fault Zone, located approximately 20 miles to the southwest. There are no known faults on the project site, precluding the potential for fault rupture. However, strong ground shaking would likely occur at the project site during an earthquake because of the proximity of active faults in the region. The project would be required to comply with the latest adopted edition of the California Building Standards Code, which includes measures that reduce potential impact from ground shaking.

Furthermore, as required by Municipal Code 15.04.030 and the 2013 California Building Code Section 1803.1, prior to the issuance of a grading permit, a geotechnical investigation would be required and would provide site-specific soil and construction recommendations. These recommendations would be approved by the City and incorporated into site plans such that the risk of impacts related to ground shaking would be reduced to less than significant.

### a)iii) Seismic-related Ground Failure, Including Liquefaction

**Less than significant impact.** According to the Healdsburg 2030 General Plan Background Report, the project site is located in an area identified as having potential liquefaction hazards. However, compliance with the latest adopted edition of the California Building Standards Code and completion of a geotechnical investigation as required would provide site-specific building practices that would be approved by the City and incorporated into the site plans to reduce any potential on-site liquefaction risks. As such, impacts would be less than significant.

### a)iv) Landslides

**No impact.** The Healdsburg 2030 General Plan Background Report identifies the project site as being located within Slope Hazard Zone A, defined as the most stable zone and having little or no landside risk. The project site is located in an area of generally flat relief and the site is relatively flat. Construction of the project would occur outside the top of bank lines, thereby avoiding the slopes along the Russian River and minimizing soil disturbance in sloped areas. As such, no impacts would occur.

- b) **Less than significant impact with mitigation incorporated.** Some grading and removal of existing vegetation will be needed to construct a level site for the project, exposing bare soil to potential erosion during rain or wind events. Such erosion and resultant sedimentation could affect water quality of the Russian River if it is allowed to drain off of the property. Implementation of BMPs as required by the National Pollutant Discharge Elimination System (NPDES) permit C.3 requirements would minimize construction related erosion. In addition, through a combination of capture and treatment (percolation and settlement), the projects stormwater design (bioswales) would ensure substantial erosion or siltation would not occur on- or off-site. Mitigation Measure MM BIO-1 during construction will reduce adverse impacts associated with erosion to less than significant levels.

- c) **Less than significant impact.** The project site is located in area of generally flat relief and the site is relatively flat. Construction of the project would occur outside the top of bank lines, thereby avoiding the slopes along the river and minimizing soil disturbance in sloped areas. As such, no impacts would occur on- or off-site related to landslides and lateral spreading.

The project site is located in an area identified as having potential liquefaction hazards. However, compliance with the latest adopted edition of the California Building Standards Code and completion of a geotechnical investigation as required would provide site-specific building practices that would be approved by the City and incorporated into the site plans to reduce any potential on-site liquefaction risks. As such, impacts related to liquefaction would be less than significant.

No known subsidence or collapse hazards are located onsite. If any are identified, compliance with the California Building Standards Code and completion of a geotechnical investigation as required would provide site-specific building practices that would reduce any potential impacts to less than significant.

- d) **Less than significant impact.** As indicated by the Healdsburg 2030 General Plan Background Report, portions of Healdsburg are underlain by expansive soils, although the extent of such soils is not well known. Expansive soils undergo a significant volume change as a result of wetting or drying, which can cause damage to improperly designed structures. However, as required by Municipal Code 15.04.030 and the 2013 California Building Code Section 1803.1, prior to the issuance of a grading permit, a geotechnical investigation would be required and would identify if expansive soils are present on-site. Recommendations regarding site-specific building practices to reduce potential on-site expansive soils risks would be approved by the City and incorporated into project plans. As such, impacts would be less than significant.
- e) **No Impact.** The project site's wastewater disposal needs would be served by the City of Healdsburg's wastewater system. No alternative waste water disposal or septic systems would be implemented. This condition precludes the possibility of related impacts. As such, no impacts would occur.

### Mitigation Measures

See MM BIO-1

VII. GREENHOUSE GAS EMISSIONS					
The project's impact on:	Potentially significant impact that cannot be mitigated	Less than significant impact with mitigation incorporated	Less than significant impact	No impact	References
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 checked="" type="checkbox"/>	<input type="checkbox"/>	13,14, 18
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	18

**Discussion of Impacts**

- a) **Less than significant impact.** Both construction and operational activities have the potential to generate greenhouse gas emissions. The project would generate greenhouse gas emissions during temporary (short-term) construction activities such as site grading, construction equipment engine use, on-site heavy-duty construction vehicle use, vehicles hauling materials to and from the project site, asphalt paving, and motor vehicles used by the construction workers. Long-term, operational greenhouse gas emissions would result from project generated vehicular traffic, on-site combustion of natural gas, operation of any landscaping equipment, off-site generation of electrical power over the life of the project, the energy required to convey water to and wastewater from the project site, the emissions associated with the hauling and disposal of solid waste from the project site, and any fugitive refrigerants from air conditioning or refrigerators.

The Bay Area Air Quality Management District (BAAQMD) does not have a threshold for construction-generated greenhouse gas emissions; however, the BAAQMD recommends that construction-generated greenhouse gas emissions be addressed in CEQA analysis. Therefore, construction-generated emissions are addressed with the project's operational emission analysis as follows.

BAAQMD's 2010 Air Quality Guidelines provides guidance and screening criteria for determining if a project could potentially result in significant greenhouse gas impacts. The project would be less than a quarter of the BAAQMD's operational greenhouse gas pollutant screening size. The project would construct 13 rooms (including the owners quarters), and the BAAQMD's operational greenhouse gas screening level is 83 rooms for the comparable land use (hotel). As such, additional emissions analysis for operational greenhouse gas pollutants is not warranted. Project operations would generate a less than significant impact. Because the project size is such that the project's operational emissions would be less than the BAAQMD's threshold of significance, and the project's construction activities would be limited in duration and scope, construction-generated greenhouse gas emissions would be minimal and result in a less than significant impact.

- b) **Less than significant impact.** The Northern Sonoma County Air Pollution Control District's (NSCAPCD) adopted Rule 221 (Federal Permitting for Greenhouse Gas Emissions) applies only to stationary sources with a potential to emit gases above the applicability threshold of 10,000 metric tons of carbon dioxide equivalent (MTCO<sub>2e</sub>) per year. Stationary sources are

large fixed-location sources of air pollution such as power plants, refineries, and factories. The project is not a stationary source and not subject to NSCAPCD's Rule 221.

In 2008, the City of Healdsburg adopted a plan for greenhouse gas reductions for city operations. In 2011, a memorandum was released indicating that the City was in the process of drafting a Climate Action Plan and with the help of a "Green City Committee". The Committee is a group consisting of a minimum of seven members appointed by the City Council, including two Planning Commissioners. In addition, the City is one of the nine Sonoma County cities participating in the Climate Action 2020 Plan to develop a regional Greenhouse Gas Reduction Plan to comply with AB 32. However, as of the time of this project's analysis, the City has not adopted a greenhouse gas reduction plan applicable to the project. Since a Climate Action Plan has not been adopted by the City of Healdsburg, ARB's adopted Scoping Plan and the Assembly Bill (AB) 32 emission reduction goal were used to analyze the project's consistency with an applicable greenhouse gas reduction plan, policy, or regulation.

The adopted Scoping Plan states, "The 2020 goal was established to be an aggressive, but achievable, mid-term target, and the 2050 GHG [greenhouse gas] emissions reduction goal represents the level scientists believe is necessary to reach levels that would stabilize climate" (Air Resources Board 2008). The year 2020 greenhouse gas emission reduction goal of AB 32 corresponds with the mid-term target established by Executive Order S-3-05, which aims to reduce California's fair-share contribution of greenhouse gases in 2050 to levels that would stabilize the climate.

Construction of the project is estimated to generate greenhouse gases. AB 32 requires that greenhouse gas emissions generated in California in year 2020 be equal to or less than California's statewide inventory from 1990. Construction emissions would occur before the year 2020; the project's construction would not contribute to year 2020 emissions. Therefore, construction emissions would not conflict with the AB 32 Scoping Plan.

### **Mitigation Measures**

None

<b>VIII. HAZARDS AND HAZARDOUS MATERIALS</b>					
Would the project:	Potentially significant impact that cannot be mitigated	Less than significant impact with mitigation incorporated	Less than Significant Impact	No Impact	Reference(s)
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 checked="" type="checkbox"/>	<input type="checkbox"/>	
d) Be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9
e) Be located within two miles of the Healdsburg Municipal Airport and result in any safety hazard for persons residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g) 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"/>	1

**Discussion of Impacts**

a) **Less than significant impact.** The project would not involve the regular use, storage, transport, or disposal of significant amounts of hazardous materials. Construction and operation of the project would involve the minor routine transport and handling of hazardous substances such as diesel fuels, lubricants, solvents, asphalt, pesticides, and fertilizers. Improper handling and transportation of these materials could result in the exposure of workers to hazardous materials. However, the project would not create a significant hazard to the public or the environment, because project construction and operation would be in

compliance with applicable federal, state, and local laws pertaining to the safe handling and transport of hazardous materials. Impacts would be less than significant.

- b) **Less than significant impact.** Construction and operation of the project would involve the minor routine transport and handling of hazardous substances such as diesel fuels, lubricants, solvents, asphalt, pesticides and fertilizers. Use of these substances would be in accordance with applicable regulations and is not expected to create a significant hazard to the public or the environment through reasonably foreseeable upset or accident. Impacts would be less than significant.
- c) **Less than significant impact.** There is no existing or proposed school within one-quarter mile of the project site. The nearest schools are the Healdsburg Elementary, located approximately .40 miles to the north, and The Healdsburg School (private), located approximately .50 miles to the southwest. As explained in impacts VIIIa and VIIIb, the proposed project would not involve the use of significant quantities of hazardous materials and therefore would not have the potential to expose the school to such substances. Impacts would be less than significant.
- d) **No impact.** According to State Water Resources Control Board website tool "*GeoTracker*", there is no part of the project site listed as a hazardous materials site.
- e) **No impact.** The Healdsburg Municipal Airport is approximately 3 miles northwest of the project site. The project site is not located within the airport safety zones identified in the Comprehensive Airport Land Use Plan for Sonoma County. These conditions preclude the potential for aviation safety hazards for persons residing or working in the project area.
- f) **Less than significant impact.** Project implementation would not involve any closure of roads and therefore would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. The proposed project does not propose any modifications to Front Street that would impair or interfere with emergency response or evacuation (permanent road closures, lane narrowing, etc.). The project site does not serve as an evacuation route for adjacent land uses. Impacts would be less than significant.
- g) **No impact.** According to Figure 13 (Wildland Fire Hazard Zones) in the 2030 City General Plan, the project site and adjacent properties are located outside the high fire hazard zone. The proposed project is located in an urban area and is surrounded by urban development and infrastructure. These land use types are not associated with wildland fires and preclude the possibility of exposure thereof. No impacts would occur.

#### **Mitigation Measures**

None

<b>IX. HYDROLOGY AND WATER QUALITY</b>					
<b>Would the project:</b>	<b>Potentially significant impact that cannot be mitigated</b>	<b>Less than significant impact with mitigation incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>	<b>Reference(s)</b>
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such as there would be a net deficit in aquifer volume or a lowering of the local groundwater table (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c) Substantially alter the existing drainage pattern of 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 offsite?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff, in a manner that would result in flooding on- or offsite?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
f) 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"/>	7

**Discussion of Impacts**

- a) **Less than significant impact with mitigation incorporated.** Site grading for this project could potentially result in erosion related impacts to water quality. To reduce potential sediments from entering the Russian River during construction, a silt fence, approximately 116-feet in length and running parallel to the river, will be installed eight feet inside the top of bank. According to the habitat assessment, the silt fence will prevent adverse impacts to special-status anadromous and resident fish species and mitigate any potential degradation of water quality.

The landscaping/restoration plan will promote riverbank stability and significantly reduce river bank erosion thereby reducing silt intrusion which will ultimately improve the water quality in the river. To further mitigate sediment and stormwater runoff impacts to the river, the project includes a landscaping/restoration plan consisting of significant native landscaping in the required setback area and throughout the entire site. The applicant has consulted with a professional landscaping firm specializing in natural vegetation and local riparian habitat. The removal of the existing invasives and the proposed extensive planting of native vegetation will not only reduce the impacts to the river, but will significantly improve the site, reverting the area back to a more natural functional state. The plan will also incorporate an extensive drainage system consisting of permeable surfaces, natural percolation and dissipation, and a system of bio-swales which will eliminate what is currently unmitigated sheet flow runoff into the river from the site thereby ensuring that runoff related impacts are reduced to less than significant levels. The proposed improvements are consistent with the City's landscaping requirements in addition to the "Russian River-Friendly Landscape Guidelines" published by the Russian River Watershed Association. The proposed project is also supported by the Russian Riverkeeper, a local steward of the Russian River watershed. Strict compliance to the proposed landscaping plan is included as a mitigation measure and also a condition of approval for the project prior to certificate of occupancy permits being issued. Implementation of Mitigation Measures MM BIO-1 and MM BIO-2 will ensure that any potential water quality impacts will be adequately mitigated to less than significant levels.

- b) **Less than significant impact.** The project does not involve any pumping of groundwater, and will not interfere with groundwater recharge or movement in the project site vicinity. The project will be required to connect to the City's public water system.
- c) **Less than significant impact with mitigation incorporated.** Since grading is expected to be limited to establishing the building footprint, the project would not substantially alter the existing drainage pattern of the flat site nor alter the course of the Russian River. Furthermore, implementation of Mitigation Measure MM BIO-1 will avoid substantial erosion or siltation on- or offsite.
- d) **Less than significant impact with mitigation incorporated.** As noted under item IX.c. above, the project will not substantially alter the existing drainage of the site. Nor will it alter the course of the Russian River. The project will incrementally increase surface storm runoff due to additional non-permeable surfaces associated with the structure and driveway improvements. Surface runoff from the driveway will be collected and discharged to Front Street into the City's storm drain system. Runoff from the rear and the sides of the of the structure will be allowed to drain and percolate naturally within the proposed landscaping/riparian restoration plan included in this project as described in IXa. above. Implementation of Mitigation Measures MM BIO-1 and MM BIO-2 will ensure that any potential drainage impacts will be adequately mitigated to less than significant levels.
- e) **Less than significant impact with mitigation incorporated.** Runoff from the driveways and roof areas created with the project may collect oil, grease or other residues. However, since this project involves only limited runoff volumes, the polluted runoff would not be considered substantial. The proposed drainage plan, in addition to the landscape/restoration plan discussed in IXa., and Mitigation Measures MM BIO-1

and MM BIO-2 will ensure that any potential drainage and runoff impacts will be adequately mitigated to less than significant levels.

- f) **No impact.** The proposed building site is located outside of the Russian River 100-year and 500-year flood plain. Therefore, the project will not place housing within the flood 100-year flood hazard area and there is no risk of loss, injury or death involving flooding.

**Mitigation Measures**

See MM BIO-1 and MM BIO-2

<b>X. LAND USE AND PLANNING</b>					
Would the project:	Potentially significant impact that cannot be mitigated	Less than significant impact with mitigation incorporated	Less than Significant Impact	No Impact	Reference(s)
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**Discussion of Impacts**

- a) **No impact.** The project is directly surrounded by residential uses to the north and south and commercial uses to the west. The proposed inn is consistent with surrounding land uses. The proposed project would not substantially conflict with established uses in the project area because the zoning of the site permits the proposed use; and the proposed use is residential in nature, consistent with the surrounding uses.
- b) **Less than significant impact if mitigation incorporated.** The project would not conflict with any applicable habitat conservation plan or natural community conservation plan.

As proposed, the project is in conflict with Implementation Measure NR-4 (IM-NR-4) contained in the 2030 Healdsburg General Plan, which is intended to implement the goals and policies of the Natural Resources element of the General Plan. The Natural Resources element provides goals, policies and implementation measures directed towards protecting and improving the City’s water, agriculture, mineral, air, plant, wildlife and scenic resources. While the project is consistent with Goals of this element of the General Plan, it is not consistent with IM-NR-4, which states; *“Continue to enforce the riparian setback requirement of the Zoning Ordinance.”*

Article III of the Land Use Code (LUC/Zoning Ordinance) establishes and regulates riparian setbacks to protect rivers, creeks, and streams from encroachment by urban uses and to protect riparian habitats. Pursuant to this section of the LUC, the Russian River riparian setback has been established at 100 feet measured from the top of the existing river bank. No development is permitted within the 100-foot setback area. Since the proposed structure encroaches into the required setback, the project is inconsistent with IM-NR-4 of the General Plan whereas the setback requirement of the Zoning Ordinance is not being complied with.

However, Section 20.24.095 of the LUC states that variances to the standards of LUC Article III may be granted under certain circumstances. First, the “findings” for approval of a variance contained in LUC Section 20.28.230 must be made in the affirmative by

the acting authority, which in the case of this project, is the Planning Commission. Furthermore, the LUC requires that a detailed riparian mitigation plan be prepared pursuant to CEQA. The goal of such a mitigation plan is to ensure no net loss of acreage or functional value of riparian habitat. As the project is currently proposed, each of these requirements can be satisfied.

#### General Plan Consistency

While the proposed project is not consistent with IM-NR-4 discussed above, the project is consistent with the Goals of the Natural Resources element of the General Plan. What follows is a discussion of how each of the relevant Goals of the Natural Resources element is being met by the proposed development.

*Goal NR-A: Improve water quality and flows in the Russian River, Dry Creek and Foss Creek to protect the City's water supply, recreation, fish and wildlife.*

*Goal NR-B: Conservation and restoration of Healdsburg's native plants and wildlife, ecosystems and waterways.*

*Goal NR C: Preservation and enhancement of Healdsburg's natural setting.*

The project is consistent with each of the Goals listed above in that the project includes a complete development impact mitigation plan and riparian restoration plan. These plans will not only mitigate any potential impacts resulting from the proposed development, but also restore the site to a more natural and functional state. Said plans will result in a significantly improved riparian setback area compared to its current condition. The proposed planting of native vegetation, low impact drainage and percolation methods utilizing permeable surfaces, bioswales, and rock dissipation will eliminate what is currently unmitigated sheet flow runoff into the river from the site. The landscaping/restoration plan will promote riverbank stability and significantly reduce river bank erosion thereby reducing silt intrusion which will ultimately improve the water quality in the river. The removal of invasive species and the planting of native vegetation will restore the site to a significantly more natural setting. The project is also consistent with the General Plan in that all of the large mature trees on the site will be preserved.

The measures included in Mitigation Measure BIO-1 will reduce project related impacts associated with the project being inconsistent with General Plan Implementation Measure NR-4.

- c) **No impact.** The project site is not located within an existing habitat conservation plan or natural community conservation plan.

#### **Mitigation Measures**

See MM BIO-1

<b>XI. MINERAL RESOURCES</b>					
Would the project:	Potentially significant impact that cannot be mitigated	Less than significant impact with mitigation incorporated	Less than significant impact	No impact	Reference(s)
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"/>	1
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1

**Discussion of Impacts**

- a) **No impact.** The project site does not support any mineral extraction activities, nor do any known mineral deposits exist on site. Therefore, implementation of the proposed 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. The gravel quarry to the east, across the Russian River, will not be impacted by any aspect of the proposed project.
- b) **No impact.** The proposed project site is not designated for mineral resources by the City of Healdsburg General Plan. Therefore, the implementation of the proposed project would not result in the loss of availability of a locally important mineral resource.

**Mitigation Measures**

None

<b>XII. NOISE</b>					
Would the project result in:	Potentially significant impact that cannot be mitigated	Less than significant impact with mitigation incorporated	Less than Significant Impact	No Impact	Reference(s)
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1,2
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>	

**Discussion of Impacts**

- a) **Less than significant impact with mitigation incorporated.** Project site preparation and construction activities will result in temporary increases in ambient noise levels. Due to the noise level increases are temporary and are not anticipated to be severe or exceed those permitted by the Healdsburg Municipal Code Chapter 9.32. In order to ensure noise levels do not exceed the standards of the Municipal Code, Mitigation Measure MM NOI-1 will be incorporated to protect sensitive receptors from construction-related noise impacts. With the incorporation of said mitigation, impacts will be reduced to less than significant levels.
- b) **Less than significant impact.** The project does not propose any uses or activities that would generate ground-borne vibration. While some minor grading may be needed to construct the project, it would not generate any ground-borne vibration that would be significant to nearby residents. Project site preparation and construction activities will result in temporary increases in ambient noise levels. Due to the noise level increases are temporary and are not anticipated to be severe or exceed those permitted by the Healdsburg Municipal Code Chapter 9.32. In order to ensure noise levels do not exceed the standards of the Municipal Code, Mitigation Measure MM NOI-1 will be incorporated to protect sensitive receptors from construction-related noise impacts. With the incorporation of said mitigation, impacts will be reduced to less than significant levels.

- c) **Less than significant impact.** The day to day (permanent) operation of the bed and breakfast inn would not result in any noise levels exceeding that which is currently existing. The proposed use is similar in nature to the existing multi-family residential uses established in the vicinity in that the inn will be used for human habitation. The project does include any special events such as weddings; however, if the use permit were amended to include such events, those events will be subject to the noise standards contained in Healdsburg Municipal Code Chapter 9.32 which will ensure noise levels associated with any events on the site do not pose any significant impacts to off-site receptors. Furthermore, any proposed amplified music during such events will require a conditional use permit subject to review and approval by the Planning Commission. Implementation of the project would not result in a significant increase of traffic volumes along any roadway segment in the project vicinity. Therefore, project-related traffic would not result in a perceptible permanent increase in existing ambient noise levels along any roadway segment in the project vicinity, and project-related traffic noise impacts on off-site sensitive land uses would be less than significant.
- d) **Less than significant impact with mitigation incorporated.** See response to item XII.a, b. above.
- e) **No impact.** The Healdsburg Municipal Airport is located approximately 3 miles northwest of the project site. The project site is not located within the airport safety zones identified in the Comprehensive Airport Land Use Plan for Sonoma County. As such, the proposed project would not expose persons residing or working in the project vicinity to excessive aviation noise.

### **Mitigation Measures**

The following mitigation measure shall be incorporated as part of the project:

#### **MM NOI-1**

In addition to compliance with the permissible hours of construction described in Municipal Code Section 9.32.070, and in accordance with General Plan Policy S-25, the construction contractor shall implement the following construction noise reduction measures:

- a) The construction contractor shall equip internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and are appropriate for the equipment.
- b) The construction contractor shall locate stationary noise-generating equipment as far as possible from sensitive receptors in the vicinity.
- c) The construction contractor shall utilize "quiet" air compressors and other stationary noise sources where technology exists.
- d) The construction contractor shall erect temporary noise control blanket barriers in a manner to shield noise sensitive uses.
- e) No amplified music shall be allowed on-site during construction activities.
- f) The construction contractor shall designate a "disturbance coordinator" responsible for responding to complaints about project construction noise and taking reasonable measures to correct the problem. The construction contractor shall conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in any notice sent to neighbors regarding the construction schedule.

- g) The construction contractor shall prohibit unnecessary idling of internal combustion engines.
- h) Where feasible, the project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
- i) The construction contractor shall locate, to the maximum extent practical, on-site equipment staging areas to maximize the distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.

<b>XIII. POPULATION AND HOUSING</b>					
<b>Would the project:</b>	<b>Potentially significant impact that cannot be mitigated</b>	<b>Less than significant impact with mitigation incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>	<b>Reference(s)</b>
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., 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"/>	

**Discussion of Impacts**

- a) **No impact.** The project will not directly induce substantial population growth in Healdsburg since it only proposes the development of a structure used for transient lodging in an established residential neighborhood. The proposed project would be an infill development and would not extend roads or infrastructure. Therefore, no impacts would occur related to indirect population growth.
- b) **No impact.** The project would not remove any existing houses, but construct an addition to an existing house. The homeowner will remain on living on the site.
- c) **No impact.** The project would not displace any persons from their homes, as the existing homeowner will remain living on the site.

**Mitigation Measures**

None

<b>XIV. PUBLIC SERVICES</b>					
<i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>	Potentially significant impact that cannot be mitigated	Less than significant impact with mitigation incorporated	Less than Significant Impact	No Impact	Reference(s)
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**Discussion of Impacts**

- a) Fire Protection – **Less than significant impact.** The project site is located within the service area of the Healdsburg Fire Department. The Fire Department has reviewed the site plan and has not identified any issues associated with the project. The proposed inn would not significantly increase demand for fire protection services because the project site is located within an urban, built-up area with adequate response times and infrastructure. The project would not substantially increase demand on the Fire Department such that new or expanded fire facilities would be required. Therefore, impacts would be less than significant.
  
- b) Police Protection - **Less than significant impact.** The project site is located within the service area of the Healdsburg Police Department. The Police Department has reviewed the site plan and has not identified any issues associated with the project. The proposed inn would not significantly increase demand for police protection services because the project site is located within an urban, built-up area with adequate response times. The project would not substantially increase demand on the Police Department such that new or expanded police facilities would be required. Therefore, impacts would be less than significant.
  
- c) Schools - **Less than significant impact.** The project does not include new housing units and would not result in significant population growth due to employment opportunities. Therefore, substantial increases in school-age children would not occur. The project would not substantially increase demand on the school services such that new or expanded facilities would be required. Impacts would be less than significant.
  
- d) Parks - **Less than significant impact.** The project does not include new housing units and would not result in significant population growth due to employment opportunities. The project would not substantially increase demand on park and park services such that new or expanded facilities would be required. Impacts would be less than significant.

- e) Other Public Facilities - **Less than significant impact.** The project does not include new housing units and would not result in significant population growth due to employment opportunities. The project would not substantially increase demand on the library services such that new or expanded facilities would be required. Impacts would be less than significant.

**Mitigation Measures**

None

<b>XV. RECREATION</b>					
	Potentially significant impact that cannot be mitigated	Less than significant impact with mitigation incorporated	Less than Significant Impact	No Impact	Reference(s)
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 checked="" type="checkbox"/>	<input 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"/>	

a) **Less than significant impact.** The project does not include new housing units and would not result in significant population growth due to employment opportunities. The project would not substantially increase demand on parks or other recreational facilities such that substantial physical deterioration of existing parks or other recreational facilities would occur or be accelerated. Impacts would be less than significant.

b) **No impact.** The project does not include, nor require the construction of any new recreational facilities. Therefore, no impacts will occur.

**Mitigation Measures**

None

<b>XVI. TRANSPORTATION/TRAFFIC</b>					
<b>Would the project:</b>	<b>Potentially significant impact that cannot be mitigated</b>	<b>Less than significant impact with mitigation incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>	<b>Reference(s)</b>
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	

**Discussion of Impacts**

- a) **Less Than Significant Impact.** The project proposes to include 12 rooms for transient lodging. Pursuant to the review of the project by the City’s Public Works Engineer, the project would not cause an increase that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections). The project is consistent with the Healdsburg General Plan 2030 Goal T-D-1 which states, *“The use of alternative transportation modes shall be encouraged by establishing a safe and convenient bicycle and pedestrian network interconnecting residential areas with recreation, shopping and employment areas,”* in that bicycle access and locking facilities will be provided in the parking area of the project. The

project will not impede any planned or existing bicycle or pedestrian paths. The applicant will be required to install sidewalk along the project frontage thereby providing a safe connection to the existing sidewalk to the north of the property and beyond. Therefore, traffic impacts would remain less than significant.

- b) **Less than significant impact.** The County of Sonoma's Congestion Management Program is contained within the 2009 Comprehensive Transportation Plan for Sonoma County. Goal 2, "Relieve Traffic Congestion", establishes the objective of reducing person-hours of delay 20 percent below 2005 levels by 2035 through strategic improvements, technology, and changes in driving habits. The project is consistent with this goal in that it locates tourists near the downtown commercial area and the recreation areas along the Russian River, allowing access to shopping, recreation, and dining within walking or bicycling distance of the project site. Therefore, impacts would be less than significant.
- c) **No impact.** The Healdsburg Municipal Airport is located approximately 3 miles northwest of the project site; as such, the project site is located outside of the most commonly used take-off and landing patterns of the airport. The project would not generate or impede any air traffic patterns. Therefore, no impact would occur.
- d) **No impact.** The project does not involve any new public roads with potential hazardous design features, or involve any type of incompatible equipment.
- e) **Less than significant impact.** The project includes adequate space for emergency vehicle access as required by the City of Healdsburg Fire Department.
- f) **Less than significant impact.** Development of site will include adequate on-site parking spaces as required by the Land Use Code parking requirements identified in LUC Chapter 20.16 Article VIII. The project will install bicycle racks for use by the guests of the inn.

#### **Mitigation Measures**

None

<b>XVI. UTILITIES AND SERVICE SYSTEMS</b>					
Would the project:	Potentially significant impact that cannot be mitigated	Less than significant impact with mitigation incorporated	Less than Significant Impact	No Impact	Reference(s)
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**Discussion of Impacts**

- a) **Less than significant impact.** The project would not generate any volume or type of wastewater that would impact the City's ability to meet existing wastewater treatment requirements of the North Coast Regional Water Quality Control Board.
- b) **Less than significant impact.** The project would not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities.
- c) **Less than significant impact.** The project will require on-site drainage improvements. However, the project would not require construction of new or expanded off-site storm drain facilities that could cause significant environmental effects. Mitigation MM BIO-1 will ensure that impacts related to drainage improvements will not result in adverse impacts to the Russian River.
- d) **Less than significant impact.** According to the City of Healdsburg Utilities Department, the City has adequate water supply to serve all projected new and infill development within the City's Urban Growth Boundary, including the proposed project. The project would not require or result in the construction of new water production facilities or expansion of existing facilities.

- e) **Less than significant impact.** According to the City of Healdsburg Utilities Department, the City has adequate wastewater treatment capacity to serve all projected new and infill development within the City's Urban Growth Boundary, including this project.
- f) **Less than significant impact.** Solid waste from Healdsburg is currently transferred first to the North County Transfer Station, and thence transported to landfill sites located outside the County where adequate capacity exists. Therefore, existing and planned solid waste disposal facilities will adequately serve this project.
- g) **Less than significant impact if mitigation incorporated.** Implementation of the proposed project would generate short-term construction-related debris and solid waste; and operational refuse which will be disposed in the County landfill. The project would be served with solid waste, recycling, and green waste collection service, which are standard services for commercial and residential uses in Healdsburg by Redwood Empire Disposal. Solid waste disposal must follow the requirements of the contracted waste hauler and receiving landfill, which follow federal, state, and local regulations related to the collection and disposal of solid waste. Compliance with Mitigation Measure MM UTIL-1 will ensure that the project complies with all federal, state, and local regulations and reduce waste impacts to less than significant levels.

### **Mitigation Measures**

The following mitigation measures shall be incorporated as part of the project:

#### **MM UTIL-1**

The construction contractor shall recycle waste materials during all construction phases of the project, particularly brush and vegetation removed, and any other materials that are prohibited from landfill disposal. These requirements shall be included in specifications for construction compliance with regulations related to the disposal of any solid waste generated by project construction will be the responsibility of the construction contractor.

See also MM BIO-1

<b>XVII. MANDATORY FINDINGS OF SIGNIFICANCE</b>					
Would the project:	Potentially significant impact that cannot be mitigated	Less than significant impact with mitigation incorporated	Less than Significant Impact	No Impact	Reference(s)
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, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**Discussion of Impacts**

- a) **Less than significant with mitigation incorporated.** As discussed in the preceding environmental checklist, the project may result in several impacts associated with biological resources, cultural resources, hydrology, and land use that would be significant if left unmitigated. MM's BIO-1 and BIO-2, AIR-1, CUL-1 AND CUL-2, NOI-1, and UTIL-1 would fully mitigate all potential impacts to levels of less than significant. With the implementation of these mitigation measures, the project would have less than significant impacts.
- b) **Less than significant with mitigation incorporated.** All impacts related to air quality, biological resources, cultural resources, noise, and utilities would be reduced to less than significant after the implementation of mitigation. Given the size of the project and its impacts and mitigation measures, the incremental effects of this project are not considerable relative to the effects of past, current, and probably future projects. Therefore, the proposed project would not result in cumulatively considerable impacts. Impacts would be less than significant.
- c) **Less than significant with mitigation incorporated.** As described throughout the preceding environmental checklist, the project would not result in substantial

environmental effects on human beings. Mitigation measures are identified in this IS/MND to reduce potential significant impacts related to air quality, biological resources, cultural resources, noise, and utilities. Implementation of these mitigation measures would ensure that the project would not result in impacts that would cause substantial adverse effects on human beings, either directly or indirectly.

**REFERENCES**

1. City of Healdsburg, *Healdsburg 2030 General Plan Background Report*, adopted July 6, 2009, with text revisions adopted through January 4, 2010.
2. City of Healdsburg Municipal Code, as amended
3. City of Healdsburg Land Use Code, as amended
4. City of Healdsburg, Design Review Manual
5. City of Healdsburg Public Works Department, Engineering Standard Plans and Specifications Manual, as adopted
6. City of Healdsburg, *Wastewater Treatment Upgrade Project Draft Environmental Impact Report*, prepared by EDAW, February 4, 2005.
7. U.S. Federal Emergency Management Agency, Flood Insurance Rate Map (FIRM) (Community Parcel No. 06097C0551E)
8. Thomas Bangs, River Belle Inn – Conditional Use Permit CUP 2014-10; Major Design Review DR 2014-10, and Variance V 2014-05 applications, submitted on August 8, 2014
9. State Water Resources Control Board website tool “GeoTracker”. Site search conducted August 14, 2014
10. Wildlife Research Associates, “*Habitat Assessment - 68, 74, and 78 Front Street, Healdsburg, Sonoma County, CA*”, September 4, 2012
11. Becky Duckles, “*Tree Inventory & Assessment – 68 Front Street, Healdsburg, CA*,” July 27, 2012
12. Russian River Watershed Association, “Russian River-Friendly Landscape Guidelines: Sustainable Practices for the Landscape Professional I the Russian River Watershed,” August, 2010.
13. California Air Resources Board (website), 2013 Area Designations for State Ambient Air Quality Standards
14. California Air Resources Board (website), AB 32 Scoping Plan, 2013.
15. California Office of Historic Preservation (website), 2014
16. Californian Office of Historic Preservation, Historic Resources Inventory, “Isabelle Haigh House (De Latour House)” 1983
17. California Department of Conservation (website), Alquist-Priolo Earthquake Fault Zoning Map, 2014.
18. Bay Area Air Quality Management District. 2010. Air Quality Guidelines (website) 2014.
19. Tom Origer & Associates, “*Historical Resources Assessment – 68 Front Street, Healdsburg, CA*”, December 12, 2014

**MITIGATION MONITORING & REPORTING PROGRAM**

**River Belle Inn  
68 Front Street  
Healdsburg, California**

**MM AIR-1**

The following measures are recommended throughout all phases of construction:

- Water or cover stockpiles of debris, soil, sand or other materials that can be blown by the wind.
- Water all active construction areas with non-potable water at least twice daily.
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
- Pave, apply non-potable water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
- Sweep streets daily (preferably with water sweepers using non-potable water) if visible soil material is carried onto adjacent public streets.
- Enclose, cover, water twice daily with non-potable water, hydroseed or apply non-toxic soil stabilizers to inactive construction areas and exposed stockpiles (dirt, sand, etc.).
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- Replant vegetation in disturbed areas as quickly as possible.
- Post on the construction site, in a conspicuous location, the name and phone number of a designated dust control coordinator who can respond to complaints by suspending dust-producing activities or providing additional personnel or equipment for dust control.

*Timing/Implementation:* Prior to any site disturbance and during construction activity

*Enforcement/Monitoring:* Healdsburg Planning and Building Department

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Planning and Building Director

Date

**MM BIO-1**

Prior to any disturbance of or construction on the site, the following measures shall be taken to prevent impacts to the streambed, special-status fish, passerines, and roosting bats:

- a) A silt fence shall be installed eight (8) feet from the top of the bank of the Russian River as identified on the site plan submitted by the applicant.
- b) The project shall be developed in substantial compliance with the "River Riparian Restoration Plan" submitted by the applicant dated August 8, 2014. Substantial compliance to said plan shall be approved by the Planning & Building Department Director prior to issuance of certificate of occupancy.





**MM CUL-2**

If human remains are encountered during excavations associated with this project, all work will halt, and the Sonoma County Coroner and City of Healdsburg Planning and Building Director will be notified immediately. If the coroner determines that the remains are of Native American origin, he or she will contact the Native American Heritage Commission (NAHC). The NAHC will be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Public Resources Code Section 5097.98. The MLD will make his or her recommendations within 48 hours of being notified by the NAHC (CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Sections 5097.94 and 5097.98).

*Timing/Implementation:* Throughout the duration of grading/construction activity. This measure shall be included as a note on the improvement plans prior to issuance of any permits.

*Enforcement/Monitoring:* Healdsburg Planning and Building Department

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*Planning and Building Director*      *Date*

**MM NOI-1**

In addition to compliance with the permissible hours of construction described in Municipal Code Section 9.32.070, and in accordance with General Plan Policy S-25, the construction contractor shall implement the following construction noise reduction measures:

- d) The construction contractor shall equip internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and are appropriate for the equipment.
- e) The construction contractor shall locate stationary noise-generating equipment as far as possible from sensitive receptors in the vicinity.
- f) The construction contractor shall utilize "quiet" air compressors and other stationary noise sources where technology exists.
- g) The construction contractor shall erect temporary noise control blanket barriers in a manner to shield noise sensitive uses.
- h) No amplified music shall be allowed on-site during construction activities.
- i) The construction contractor shall designate a "disturbance coordinator" responsible for responding to complaints about project construction noise and taking reasonable measures to correct the problem. The construction contractor shall conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in any notice sent to neighbors regarding the construction schedule.
- j) The construction contractor shall prohibit unnecessary idling of internal combustion engines.
- k) Where feasible, the project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.

- i) The construction contractor shall locate, to the maximum extent practical, on-site equipment staging areas to maximize the distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.

*Timing/Implementation:* Throughout the duration of grading/construction activity. The measures shall be included as notes on the improvement plans prior to issuance of any permits.

*Enforcement/Monitoring:* Healdsburg Planning and Building Department

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*Planning and Building Director                      Date*

**MM UTIL-1**

The construction contractor shall recycle waste materials during all construction phases of the project, particularly brush and vegetation removed, and any other materials that are prohibited from landfill disposal. These requirements shall be included in specifications for construction compliance with regulations related to the disposal of any solid waste generated by project construction will be the responsibility of the construction contractor.

*Timing/Implementation:* Throughout the duration of the grading/construction activities. This measure shall be included as a note on the improvement plans prior to issuance of any permits.

*Enforcement/Monitoring:* Healdsburg Planning & Building Department

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*Planning and Building Director                      Date*