

S. EXECUTIVE SUMMARY

S.1 Introduction

This document is a draft environmental impact report (EIR) for the proposed Montaldo Apartments Project (proposed project). This chapter provides a summary of the project; anticipated environmental impacts of the project and mitigation measures, areas of controversy to be resolved, and alternatives, including the environmentally superior alternative.

S.2 Project Description

The project site is located at 19320 Sonoma Highway in the City of Sonoma (City), approximately 1 mile northwest of Sonoma Plaza, bounded by State Route (SR) 12 to the west, the Olde Bowl commercial center to the north, single-family dwellings to the east, and a multi-family residential complex to the south.

The project applicant (DeNova Homes) proposes to construct the Montaldo Apartments Project, which includes the demolition of the existing single-family residence and the development of 50 apartment units in seven residential buildings, including 2 two-story buildings and 5 three-story buildings. The proposed project would provide a total of 89 parking spaces with 68 garage stalls, 3 carports, and 18 open parking spaces. All apartment homes would have a minimum of two bedrooms and two baths.

S.3 Summary of Project Impacts and Mitigation Measures

The Initial Study that is part of this EIR determined that the following topics would have either no significant impacts or impacts that would be reduced to less than significant with mitigation: aesthetics, agriculture and forestry resources, air quality, archaeological resources and human remains, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, transportation, tribal cultural resources, utilities and service systems, and wildfire. Discussion and analysis of impacts for these resource topics are presented in **Appendix A**.

Chapter III, Environmental Settings, Impacts, and Mitigation Measures of this EIR presents detailed environmental impact analysis for cultural resources. The impact analysis describes the environmental setting, identifies significance criteria used in the analysis, evaluates potential physical effects of the project on both a project-level and cumulative basis, and provides feasible mitigation measures that would reduce the severity of significant impacts.

Table S-1 summarizes (1) impact descriptions, (2) level of significance prior to mitigation measures, (3) mitigation measures (if applicable), and (4) level of significance after mitigation (if applicable). The summary table includes all impacts and mitigation measures applicable to the project, with the EIR sections presented first, followed by the Initial Study sections.

This EIR determined the project would result in significant and unavoidable impacts with mitigation on historical resources for the following reasons:

- **Historical Resources.** A single-family residence (Montaldo House) is eligible for listing in the California Register. The project would demolish the historical resource (Impact CR-1).

The Initial Study identified significant impacts that could be mitigated to a less-than-significant levels with implementation of identified mitigation measures for the following topics:

Air Quality. During construction, the proposed project would temporarily affect air quality due to the release of particulate matter emissions (i.e., fugitive dust) generated by grading, hauling, and other activities. The proposed project would be required to implement **Mitigation Measures AIR-2: Basic Construction Management Practices** and **AIR-3: Construction Equipment with Low Diesel Particular Matter Exhaust Emissions**, which would reduce project impact on air quality to a less-than-significant level.

- **Biological Resources.** Project construction could adversely affect the pallid bat, the crotch's bumble bee, the western bumble bee, special-status birds and other nesting birds, and may conflict with local policies or ordinances protecting biological resources. The proposed project would be required to implement **Mitigation Measure BIO-1a: Special-Status Bat Species, BIO-1b: Special-Status Bumble Bees, BIO-1c: Nesting Birds, and BIO-5: Tree Protection Plan**, which would reduce project impact on biological resources to a less-than-significant level.
- **Archaeological Resources, Human Remains, and Tribal Cultural Resources.** Soil disturbance during project construction has the potential of uncovering isolated tools or artifacts and disturbing or discovering human remains. The proposed project would be required to implement **Mitigation Measures CR 2a: Worker's Environmental Awareness Program (WEAP), CR-2b: Unanticipated Archaeological Resource, and CR-3, Avoid Impact to Human Remains**, which would reduce project impact on archaeological resources and human remains to a less-than-significant level.
- **Paleontological Resources.** Project construction would involve excavation, which could damage or destroy potential paleontological resources. The proposed project would be required to implement **Mitigation Measure GEO-6: Implement Appropriate Measures in Case of Inadvertent Discovery of Paleontological Resources**, which would reduce project impact on paleontological resources to a less-than-significant level.
- **Noise.** Demolition and construction activities, including grading, excavation, paving, material deliveries, and building construction, would result in temporary noise in the project area, exposing adjacent sensitive receptors to increased noise levels. The proposed project would be required to implement **Mitigation Measure NOI-1: Construction Noise**, which would reduce project noise impact to a less-than-significant level.
- **Transportation.** Roadside structures or landscaping could obstruct the line of sight at the proposed project's driveway access on SR-12. The proposed project would be required to implement **Mitigation Measure TR-3: Entryway Features**, which would reduce project impact related to traffic safety to a less-than-significant level.

Identified mitigation measures are included Table S-1 and in the respective analysis within the Initial Study in **Appendix A**.

Chapter IV, Other CEQA Issues, presents the evaluation of the growth-inducing impacts of the project and determines that the project would not have a substantial growth-inducing impact.

S.4 Alternatives to the Proposed Project

Chapter V, Alternatives, presents the California Environmental Quality Act (CEQA) alternatives analysis to identify potentially feasible alternatives that could avoid or substantially lessen the significant impacts identified for the project while still meeting most of the project objectives. The four alternatives analyzed in this EIR are:

No Project Alternative. The No Project Alternative represents what would reasonably be expected to occur in the foreseeable future if the project were not approved. Under the No Project Alternative, no changes would be made to the project site at 19320 Sonoma Highway 12. The Montaldo House and all its associated building features would remain in their current condition. The house would remain in disrepair and construction and operation of the 50-unit apartment buildings would not occur.

Southwest Site Access Alternative. This alternative would preserve the existing single-family residence and remove the large valley oak tree located at the southwest corner of the site to provide a 20-foot-wide drive aisle to the site. In addition, to construct 50 apartment units, the common open space provided under the proposed project would be replaced by one of the residential buildings.

Onsite Relocation Alternative. The historical house would be relocated southward on the site to allow access from the north. This alternative would redevelop the project site with 50 apartment units, the common open space provided under the proposed project would be replaced by one of the residential buildings.

Partial Preservation Alternative. This alternative would demolish the small extension of the historical house along the south side and preserve the rest of the house. The project site would be developed with 50 apartment units. The common open space provided under the proposed project would be replaced by one of the residential buildings.

The City of Sonoma determined that the three alternatives (Southwest Site Access Alternative, Onsite Relocation Alternative, and Partial Preservation Alternative) are potentially feasible and adequately represent the range of alternatives required under CEQA for this project. All three alternatives would avoid the significant and unavoidable adverse impact to the historical resource that was identified for the project. A “no project alternative” is included, as required by CEQA, although it would not meet the basic project objectives.

S.5 Environmentally Superior Alternative

Pursuant to CEQA Guidelines Section 15126(e)(2), an EIR is required to identify the environmentally superior alternative from among the alternatives evaluated if the project has significant impacts that cannot be mitigated to a less-than-significant level. The environmentally superior alternative is the alternative that best avoids or lessens any significant effects of the project, even if the alternative would impede, to some degree, the attainment of the project objectives.

The Onsite Relocation Alternative is the environmentally superior alternative among the project alternatives (other than the No Project Alternative). The Onsite Relocation Alternative would avoid the significant historical resource impact and would not cause any other significant

impacts. The Onsite Relocation Alternative would result in impacts comparable to or less significant than those of the proposed project. The Onsite Relocation Alternative also meets or partially meets the project objectives.

S.6 Areas of Known Controversy and Issues to be Resolved

Section 15123 of the CEQA Guidelines requires that an EIR summary identify each significant effect with proposed mitigation measures and alternatives that would reduce or avoid the effect, areas of controversy known to the lead agency including issues raised by other agencies and the public, and issues to be resolved including the choice among alternatives and whether or how to mitigate the significant effects.

On July 12, 2024, the City of Sonoma issued a Notice of Preparation (NOP) of an EIR. In accordance with Section 15082 of the CEQA Guidelines, the City of Sonoma sent the NOP to potentially interested parties, including various federal, state, regional, and local agencies, and organizations and persons who may have interest in the proposed project. The City held a scoping meeting on August 1, 2024, to solicit comments on the scope of the EIR. The NOP is included in **Appendix B** of this document.

Known controversy is primarily focused on the proposed demolition of the single-family residence. In addition, many commenters expressed concern regarding a potential increase in traffic and the protection of the large valley oak tree in the front of the property.

Table S. 1 Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance after Mitigation
Aesthetics			
Impact AE-1: The proposed project would not have a substantial adverse effect on a scenic vista.	LTS	No mitigation required	LTS
Impact AE-2: The proposed project would not have a substantial adverse effect on scenic resources, including those within view of a state scenic highway.	LTS	No mitigation required	LTS
Impact AE-3: The proposed project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings, or conflict with applicable zoning and other regulations governing scenic quality.	LTS	No mitigation required	LTS
Impact AE-4: The proposed project would not create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area.	LTS	No mitigation required	LTS
Impact C-AE-1: The proposed project would not result in significant cumulative impact related to aesthetics.	LTS	No mitigation required	LTS
Agriculture and Forestry Resources			
Impact AG-1: The proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.	NI	No mitigation required	NI
Impact AG-2: The proposed project would not conflict with existing zoning for agricultural use, or a Williamson Act contract.	NI	No mitigation required	NI
Impact AG-3: The proposed project would not conflict with existing zoning for, or cause	NI	No mitigation required	NI

Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance after Mitigation
rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)), or result in the loss of forest resources.			
Impact AG-4: The proposed project would not 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.	NI	No mitigation required	NI
Air Quality			
Impact AIR-1: The proposed project would not conflict with or obstruct implementation of the applicable air quality plan.	LTS	No mitigation required	LTS
Impact AIR-2: The proposed project would not 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.	S	<p>Mitigation Measure AIR-2: Basic Construction Management Practices</p> <p>The proposed project’s construction applicant and contractor shall comply with the following fugitive dust control best management practices, as recommended by the BAAQMD Basic Construction Management Practices, or as modified before the time of project implementation, for reducing construction emissions of fugitive dust PM₁₀ and PM_{2.5}:</p> <ul style="list-style-type: none"> All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day or as often as needed to control dust emissions. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. 	LTSM

Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance after Mitigation
		<ul style="list-style-type: none"> • All haul trucks transporting soil, sand, or other loose material off-site shall be covered. • All visible mud or dirt onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All vehicle speeds on unpaved roads shall be limited to 15 mph. • All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. • All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. • Publicly visible sign shall be posted with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District’s phone number shall also be visible to ensure compliance with applicable regulations. 	
<p>Impact AIR-3: The proposed project would not expose sensitive receptors to substantial pollutant concentrations.</p>	<p>S</p>	<p>Mitigation Measure AIR-3: Construction Equipment with Low Diesel Particulate Matter Exhaust Emissions.</p>	<p>LTSM</p>

Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance after Mitigation
		<p>The project applicant will implement a feasible plan to reduce DPM emissions by 10 percent such that increased cancer risk from construction would be reduced below BAAD CEQA significance levels as follows:</p> <ul style="list-style-type: none"> • All construction equipment larger than 50 horsepower used at the site for more than two continuous days or 20 hours total shall meet U.S. EPA Tier 4 final emission standards for PM (PM10 and PM2.5), if feasible. • Alternatively, the applicant may develop another construction operations plan demonstrating that the construction equipment used on-site would achieve a reduction in construction diesel particulate matter emissions by 10 percent or greater. Elements of the plan could include a combination of some of the following measures: <ul style="list-style-type: none"> ○ Installation of electric power lines during early construction phases to avoid use of diesel portable equipment, ○ Use of electrically powered equipment, ○ Forklifts and aerial lifts used for exterior and interior building construction shall be electric or propane/natural gas powered, ○ Change in construction build-out plans to lengthen phases, and ○ Implementation of different building techniques that result in less diesel equipment usage. ○ Such a construction operations plan would be subject to review by an air quality expert and approved by the City prior to construction. 	
<p>Impact AIR-4: The proposed project would not result in other emissions (such as those</p>	<p>LTS</p>	<p>No mitigation required</p>	<p>LTS</p>

Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance after Mitigation
leading to odors) adversely affecting a substantial number of people.			
Impact C-AIR-1: The proposed project, in combination with reasonably foreseeable future development, would not result in a significant cumulative air quality impact.	S	Mitigation Measure AIR-3	LTSM
Biological Resources			
Impact BIO-1: The proposed project could 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 Wildlife or U.S. Fish and Wildlife Service.	S	<p>Mitigation Measure BIO-1a: Special-Status Bat Species</p> <p>In order to avoid impacts on roosting pallid bat or other special-status bats, building or tree removal shall only be conducted during seasonal periods of bat activity: between August 31 and October 15, when bats would be able to fly and feed independently, and between March 1 and April 1st to avoid hibernating bats, and prior to the formation of maternity colonies. A qualified biologist, one with at least two years of experience surveying for bats, shall conduct preconstruction surveys for roosting bats 14 days prior to starting work. If the qualified biologist finds evidence of bat presence during the surveys, then he/she shall develop a plan for removal and exclusion, in conjunction with the CDFW.</p> <p>If building or tree removal must occur outside of the seasonal activity periods mentioned above (i.e., between October 16 and February 28/29, or between April 2 and August 30), then a qualified biologist, one with at least two years of experience surveying for bats, shall conduct preconstruction surveys 14 days prior to starting work. If roosts are found, a determination shall be made whether there are young. If a maternity site is found, impacts to the maternity site will be avoided by establishment of a non-disturbance buffer until the young have reached independence. The size of the buffer zone shall be determined by the qualified bat biologist at the time of the surveys. If the qualified biologist finds evidence of bat presence during the surveys, then he/she shall develop a plan</p>	LTSM

Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance after Mitigation
		<p>for removal and exclusion, when there are not dependent young present, in conjunction with the CDFW.</p> <p>Mitigation Measure BIO-1b: Special-Status Bumble Bees To minimize the take of Crotch’s and western bumble bee species, a qualified entomologist shall conduct a take avoidance survey for active bumble bee colony nesting sites in any previously undisturbed area prior to the start of construction, if the work will occur during the flying season (March through August). Survey results, including negative findings, shall be submitted to the City of Sonoma prior to the start of ground-disturbing activities. Surveys shall take place during the flying season when the species is most likely to be detected above ground. The surveys shall occur when temperatures are above 60 degrees Fahrenheit (°F), on sunny days with wind speeds below 8 miles per hour, and at least 2 hours after sunrise and 3 hours before sunset as these are the best conditions to detect bumble bees. Surveyors shall conduct transect surveys focusing on detection of foraging bumble bees and underground nests using visual aids such as binoculars. At a minimum, a survey report shall provide the following: If no Crotch’s or western bumble bees or potential Crotch’s or western bumble bees are detected, no further mitigation is required. If potential Crotch’s or western bumble bees are seen but cannot be identified, the applicant shall obtain written authorization from CDFW to use nonlethal netting methods to capture bumble bees to identify them to species. If protected bumble bee nests are found, a plan to protect bumble bee nests and individuals to ensure no take of Crotch’s and western bumble bee species shall be developed by a qualified entomologist in consultation with the City of Sonoma. The City of Sonoma shall approve the plan prior to implementation.</p> <p>Mitigation Measure BIO-1c: Nesting Birds To avoid impacts on nesting birds, a nesting survey shall be conducted 15 days prior to starting construction work or tree</p>	

Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance after Mitigation
		<p>removal if this work would commence between February 1st and August 31st. The nesting survey shall include an examination of all buildings onsite and all trees onsite and within 200 feet of the entire project site (i.e., within a zone of influence of nesting birds), not just trees slated for removal. The zone of influence includes those areas outside the project site where birds could be disturbed by earth-moving vibrations and/or other construction-related noise.</p> <p>If birds are identified nesting on or within the zone of influence of the construction project, a qualified biologist shall establish a temporary protective nest buffer around the nest(s). The nest buffer shall be staked with orange construction fencing. The buffer must be of sufficient size to protect the nesting site from construction-related disturbance and shall be established by a qualified ornithologist or biologist with extensive experience working with nesting birds near and on construction sites. Typically, adequate nesting buffers are 75 feet from the nest site or nest tree dripline for passerine birds and up to 300 feet for sensitive nesting birds, including raptor species known in the region of the project site. Upon completion of nesting surveys, if nesting birds are identified on or within a zone of influence of the project site, a qualified ornithologist/biologist that frequently works with nesting birds shall prescribe adequate nesting buffers to protect the nesting birds from harm while the project is constructed.</p> <p>No construction or earth-moving activity shall occur within any established nest protection buffer prior to September 1 unless it is determined by a qualified ornithologist/biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project construction zones, or that the nesting cycle is otherwise completed. In the region of the project site, most species complete nesting by mid-July. This date can be significantly earlier or later and would have to be determined by the qualified biologist. At the end of the nesting cycle, fledging from the nest by its occupants, and independence from the nest tree, as determined by a qualified</p>	

Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance after Mitigation
		biologist, temporary nesting buffers may be removed, and construction may commence in established nesting buffers without further regard for the nest site.	
Impact BIO-2: The proposed project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.	NI	No mitigation required	NI
Impact BIO-3: The proposed project would not have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.	NI	No mitigation required	NI
Impact BIO-4: The proposed project would not interfere 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.	LTS	No mitigation required	LTS
Impact BIO-5: The proposed project could conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	S	<p>Mitigation Measure BIO-5 Tree Protection Plan.</p> <p>The project applicant shall retain a certified arborist to oversee the implementation of the following tree protection and tree replacement plans.</p> <p>Before the start of any clearing, excavation, construction, or other work on the site, every protected tree shall be securely fenced off at the non-intrusion zone. Temporary tree fencing shall be one foot of radius for each one inch of trunk diameter measured at 4.5 feet above adjacent grade. Such fences shall remain continuously in place for the duration of all work</p>	LTSM

Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance after Mitigation
		<p>undertaken in connection with the development. Fenced areas shall not be used as a storage area or altered or disturbed except as described below:</p> <ul style="list-style-type: none"> • If the proposed development, including any site work for the development, will encroach upon the non-intrusion zone of a protected tree, construction activities shall adhere to the following guidelines: • All roots encountered that are two inches or larger in diameter must be cleanly cut as they are encountered by excavating equipment. • Roots may not be ripped from the ground and then trimmed. They must be trimmed as encountered and this will require the use of a ground man working with a suitable power tool. • Pruned and exposed roots greater than two inches in diameter must be protected from desiccation if left exposed for more than 24 hours. Roots must be covered with heavy cloth, burlap, used carpeting, or similar material that has been soaked in water, until trench or excavation has been backfilled. • In the event that excavation impacts more than 20 percent of the defined non-intrusion zone, supplemental irrigation may be required to offset the loss of roots. Excavation in this case should be directed by the project arborist retained by the project applicant. • Concrete or asphalt paving shall not be placed over the root zones of protected trees. Artificial irrigation shall not occur within the root zone of oaks. • Compaction of the soil within the non-intrusion zone of protected trees shall be avoided, if possible. • Burning or use of equipment with an open flame near or within the non-intrusion zone shall be avoided. All brush, earth, and other debris shall be removed in a 	

Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance after Mitigation
		<p>manner which prevents injury to the protected tree. Oil, gas, chemicals, or other substances that may be harmful to trees shall not be stored or dumped within the non-intrusion zone of any protected tree, or at any other location on the site from which such substances might enter the non-intrusion zone of a protected tree.</p> <p>Tree Replacement Plan. Tree replacement shall occur onsite and shall, at a minimum, occur at a 1:1 ratio and a 15-gallon box size for each six inches of tree diameter removed.</p>	
<p>Impact BIO-6: The proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.</p>	<p>NI</p>	<p>No mitigation required</p>	<p>NI</p>
<p>Impact C-BIO-1: The proposed project, in combination with cumulative projects, would not result in significant cumulative impacts on biological resources.</p>	<p>LTS</p>	<p>No mitigation required</p>	<p>LTS</p>
Cultural Resources			
<p>Impact CR-1: The proposed project would cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5.</p>	<p>S</p>	<p>Mitigation Measure CR-1a: Documentation of Historical Resources</p> <p>Before any demolition activities within the project site, the applicant shall retain a professional who meets the Secretary of the Interior’s Professional Qualification Standards for Architectural History to prepare written and photographic documentation of the Montaldo House. The documentation shall be based on the National Park Service’s Historic American Building Survey (HABS). This type of documentation is based on the Secretary of the Interior’s Standards and Guidelines for Architectural and Engineering Documentation and the National Park Service’s policy for photographic</p>	<p>SU</p>

Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance after Mitigation
		<p>documentation, as outlined in the National Register and National Historic Landmarks Survey Photo Policy Expansion. The documentation shall include the following elements:</p> <ul style="list-style-type: none"> • Accurate scaled mapping and architectural descriptions. If available, scaled architectural plans shall also be included; • Photographs in large-format (4-inch by 5-inch) black-and-white negatives and 8-inch by 10-inch enlargements. Digital photography may be substituted for large-format negative photography if archived locally; • A report containing site-specific history and appropriate contextual information. This information shall be gathered through site-specific and comparative archival research and oral history collection as appropriate; and • The applicant shall transmit such documentation to the City of Sonoma Planning Division for distribution to local libraries and/or preservation organizations. All documentation shall be scoped and then shall be reviewed and approved by the City of Sonoma before issuance of the demolition permit. <p>Mitigation Measure CR-1b: Interpretation</p> <p>Before any demolition activities within the project site, the applicant shall retain a qualified professional to design and undertake an appropriate interpretation of the affected historical resource and its setting. The interpretation shall be conducted by a professional Architectural Historian who meets the Secretary of the Interior’s Professional Qualification Standards to prepare interpretation of the historical resource. This mitigation measure would supplement the traditional HABS/HALS documentation and would enhance the collection of reference materials that would be available to the public and inform future research. The Architectural Historian will work</p>	

Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance after Mitigation
		<p>with the City of Sonoma Planning Division and local preservation advocates to choose an appropriate format for interpretation of the historical resource. Appropriate forms of interpretation may include: a curated display for a local library or museum, a website, or a short film.</p> <p>The interpretation shall be reviewed and approved by the City of Sonoma prior to issuance of a demolition permit for the project. Archival copies of the documentation shall be submitted to the City of Sonoma.</p> <p>Mitigation Measure CR-1c: Salvage Historic Resource</p> <p>The project applicant shall give local historical societies or local architectural salvage companies the opportunity to salvage character-defining or significant features from the historical resource for public information or reuse in other locations. The project applicant shall contact local historical societies and architectural salvage companies and notify them of the available resources and make them available for removal. If, after 30 days, no organization is able and willing to salvage the significant materials, demolition can proceed.</p>	
<p>Impact CR-2: The proposed project could cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5.</p>	<p>S</p>	<p>Mitigation Measure CR-2a: Worker’s Environmental Awareness Program (WEAP)</p> <p>The project applicant shall retain an archaeologist who meets or exceeds the Secretary of Interior’s Professional Qualification Standards for archaeology (National Park Service 1983) to conduct a Worker’s Environmental Awareness Program (WEAP) training for all construction personnel on archaeological sensitivity prior to the commencement of any ground-disturbing activities. The WEAP training shall include a description of the types of cultural material that may be encountered, cultural sensitivity issues, the regulatory environment, and the proper protocol for treatment of the materials in the event of a find.</p> <p>Mitigation Measure CR-2b: Unanticipated Archaeological Resources</p>	<p>LTSM</p>

Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance after Mitigation
		<p>In the event that archaeological resources are encountered during ground-disturbing activities, work in the immediate area shall be halted and the applicant must notify the City of Sonoma and retain an archaeologist meeting the Secretary of the Interior’s Professional Qualification Standards for archaeology (National Park Service 1983) to evaluate the find. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the discovery proves to be significant under CEQA and cannot be avoided by the project, under the direction of the City of Sonoma, the archaeologist shall determine whether additional work, such as data recovery excavation, is warranted to mitigate any significant impacts to historical resources.</p>	
<p>Impact CR-3: The proposed project could disturb any human remains, including those interred outside of dedicated cemeteries.</p>	<p>S</p>	<p>Mitigation Measure CR-3: Avoid Impact to Human Remains As described therein, if human remains are uncovered during future ground-disturbing activities, the project applicant and contractors would be required to halt potentially damaging excavation in the area of the burial and notify the County Coroner and a professional archaeologist to determine the nature of the remains. The coroner would be required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or State lands (California Health and Safety Code Section 7050.5[b]) If the coroner determines that the remains are those of a Native American, he or she must contact the NAHC by phone within 24 hours of making that determination (California Health and Safety Code Section 7050[c]). The responsibilities for acting upon notification of a discovery of Native American human remains are identified in California Public Resources Code Section 5097.9. Following the coroner’s findings, the property owner, contractor or project proponent, an archaeologist, and the Most Likely Descendant designated by the Native American Heritage Commission would determine the ultimate treatment and disposition of the remains and take appropriate</p>	<p>LTSM</p>

Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance after Mitigation
		steps to ensure that additional human interments are not disturbed. The Most Likely Descendant would have 48 hours to complete a site inspection and make recommendations after being granted access to the site. A range of possible treatments for the remains, including nondestructive removal and analysis, preservation in place, relinquishment of the remains and associated items to the descendants, or other culturally appropriate treatment may be discussed. Public Resources Code Section 5097.9 suggests that the concerned parties may extend discussions beyond the initial 48 hours to allow for the discovery of additional remains. The following is a list of site protection measures that could be employed: 1. record the site with the NAHC and the appropriate Information Center, 2. use an open-space or conservation zoning designation or easement, and 3. record a document with the county in which the property is located. If the NAHC is unable to identify a Most Likely Descendant or the Most Likely Descendant fails to make a recommendation within 48 hours after being granted access to the site, the Native American human remains and associated grave goods would be reburied with appropriate dignity on the subject property in a location not subject to further subsurface disturbance.	
Impact C-CR-1: The proposed project, in combination with cumulative projects, could result in demolition of a historical resource, as defined in CEQA Guidelines Section 15064.5.	LTS	No mitigation required	LTS
Impact C-CR-2: The proposed project, in combination with cumulative projects, would not result in significant cumulative impacts to archaeological resources or human remains.	LTS	No mitigation required	LTS
Energy			
Impact EN-1: The proposed project would not result in potentially significant environmental impact due to wasteful, inefficient, or	LTS	No mitigation required	LTS

Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance after Mitigation
unnecessary consumption of energy resources, during project construction or operation.			
Impact EN-2: The proposed project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.	LTS	No mitigation required	LTS
Impact C-EN-1: The proposed proposed project, in combination with cumulative projects, would not result in significant cumulative impacts related to the wasteful, inefficient, or unnecessary consumption of energy resources or conflict with or obstruct a state or local plan for renewable energy or energy efficiency.	LTS	No mitigation required	LTS
Geology and Soils			
Impact GEO-1: The proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving 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.	LTS	No mitigation required	LTS
Impact GEO-2: The proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking.	LTS	No mitigation required	LTS
Impact GEO-3: The proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-	LTS	No mitigation required	LTS

Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance after Mitigation
related ground failure, including liquefaction or landslide.			
Impact GEO-4: The proposed project would not result in substantial soil erosion or the loss of topsoil.	LTS	No mitigation required	LTS
Impact GEO-5: The proposed project would not require the use of septic tanks or alternative wastewater disposal systems.	NA	No mitigation required	NA
Impact GEO-6: The proposed project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	S	<p>Mitigation Measure GEO-: Implement Appropriate Measures in Case of Inadvertent Discovery of Paleontological Resources</p> <p>Before ground disturbance, the project applicant shall retain a qualified paleontologist, as defined by the Society of Vertebrate Paleontology, to instruct construction personnel involved with earthmoving activities regarding the possibility of encountering fossils, the appearance of fossils that may be unearthed during construction, and proper notification procedures should fossils be encountered. If paleontological resources are discovered during earthmoving activities, the construction crew shall immediately cease work in the vicinity of the resource and notify the project applicant and the City of Sonoma. There shall be no construction work in the area to allow for the recovery of the resource in a timely manner. In coordination with the City of Sonoma, the project paleontologist shall evaluate the resource and prepare a recovery plan compliant with the standards of the Society for Vertebrate Paleontology. The City of Sonoma shall determine which of the recommendations in the recovery plan are necessary and feasible, and these recommendations shall be implemented before construction activities can resume at the site where the paleontological resources were discovered. The City shall be responsible for ensuring that the qualified paleontologist’s recommendations regarding treatment and reporting are implemented.</p>	LTSM

Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance after Mitigation
Impact C-GEO-1: The proposed project, in combination with cumulative projects, would not result in significant cumulative impacts on geology, soils, or paleontological resources.	LTS	No mitigation required	LTS
Greenhouse Gas Emissions			
Impact GHG-1: The proposed project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	LTS	No mitigation required	LTS
Impact GHG-2: The proposed project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	LTS	No mitigation required	LTS
Hazards and Hazardous Materials			
Impact HAZ-1: The proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	LTS	No mitigation required	LTS
Impact HAZ-2: The proposed project would not 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.	LTS	No mitigation required	LTS
Impact HAZ-3: The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	LTS	No mitigation required	LTS
Impact HAZ-4: The proposed project would not be located on a site which is included on a	NI	No mitigation required	NI

Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance after Mitigation
list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment.			
Impact HAZ-5: The proposed project would not be located within an airport land use plan or, where such a plan has been adopted, within two miles of a public airport or public use airport and therefore the project would not result in a safety hazard or excessive noise for people residing or working in the project area.	NI	No mitigation required	NI
Impact HAZ-6: The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	LTS	No mitigation required	LTS
Impact HAZ-7: The proposed project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.	LTS	No mitigation required	LTS
Impact C-HZ-1: The proposed project, in combination with cumulative projects, would not result in a significant cumulative impact related to hazards and hazardous materials.	LTS	No mitigation required	LTS
Hydrology and Water Quality			
Impact HYD-1: The proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.	LTS	No mitigation required	LTS
Impact HYD-2: The proposed project would not substantially decrease groundwater supplies or interfere substantially with	LTS	No mitigation required	LTS

Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance after Mitigation
groundwater recharge such that the project may impede sustainable groundwater management of the basin.			
Impact HYD-3: The proposed project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in a substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or impede or redirect flood flows.	LTS	No mitigation required	LTS
Impact HYD-4: The proposed project would not result in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation.	NI	No mitigation required	NI
Impact HYD-5: The proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.	NI	No mitigation required	NI
Impact C-HY-1: The proposed project, in combination with cumulative projects, would not result in a significant cumulative impact on hydrology and water quality.	LTS	No mitigation required	LTS
Land Use and Planning			
Impact LU-1: The proposed project would not physically divide an established community.	NI	No mitigation required	NI

Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance after Mitigation
Impact LU-2: The proposed project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.	LTS	No mitigation required	LTS
Impact C-LU-1: The proposed project, in combination with cumulative projects, would not result in a significant cumulative impact related to land use and planning.	LTS	No mitigation required	LTS
Mineral Resources			
Impact MIN-1: The proposed project would not result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state, or locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.	NI	No mitigation required	NI
Noise			
Impact NOI-1: The proposed project could generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	S	<p>Mitigation Measure NOI-1: Construction Noise</p> <p>The project applicant shall develop a construction mitigation plan to reduce construction noise levels. The construction mitigation plan would include the following:</p> <p>All internal combustion engine-driven equipment shall be equipped with mufflers that are in good condition and appropriate for the equipment;</p> <ul style="list-style-type: none"> • All unnecessary idling of internal combustion engines shall be prohibited; • Construction-related traffic to and from the project site shall be routed via designated truck routes and avoid residential streets where possible; 	LTSM

Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance after Mitigation
		<ul style="list-style-type: none"> • As possible, “quiet” models of air compressors and other stationary noise sources shall be used; • All stationary noise-generating equipment, such as air compressors and portable power generators, shall be placed as far away as possible from adjacent residential and commercial land uses; • Adjacent sensitive uses shall be shielded from stationary equipment with individual noise barriers or partial acoustical enclosures; • Staging areas and construction material storage areas shall be located as far away as possible from adjacent land uses; • The project applicant shall designate a “disturbance coordinator” who will be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and will require that reasonable measures warranted to correct the problem be implemented. The telephone number for the disturbance coordinator shall be included on the neighborhood notice and posted at the construction site. • The project applicant shall hold a pre-construction meeting with the job inspectors and the general contractor/on-site project manager to confirm that noise mitigation and practices (including construction hours, construction schedule, and noise coordinator) are completed. 	
<p>Impact NOI-2: The proposed project would not generate excessive groundborne vibration or groundborne noise levels.</p>	LTS	No mitigation required	LTS

Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance after Mitigation
Impact NOI-3: The proposed project would not be located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport.	NI	No mitigation required	NI
Impact C-NO-1: The proposed project, in combination with cumulative projects, would not result in a significant cumulative impact on noise	LTS	No mitigation required	LTS
Population and Housing			
Impact POP-1: The proposed project would not induce substantial unplanned population growth in an area, either directly or indirectly.	LTS	No mitigation required	LTS
Impact POP-2: The proposed project would not displace existing people or housing.	NI	No mitigation required	NI
Impact C-POP-1: The proposed project, in combination with cumulative projects, would not result in a significant cumulative impact related to population and housing.	LTS	No mitigation required	LTS
Public Services			
Impact PS-1. The proposed project would not result in an increase in demand for fire protection, police protection, schools, or other services to an extent that would result in substantial adverse physical impacts associated with the construction or alteration of governmental facilities.	LTS	No mitigation required	LTS

Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance after Mitigation
<p>Impact C-PS-1: The proposed project, combined with cumulative projects, would not result in significant cumulative impacts on police, fire, and school district services such that new or physically altered facilities, the construction of which could cause significant environmental impacts, would be required in order to maintain acceptable levels of service</p>	LTS	No mitigation required	LTS
Recreation			
<p>Impact REC-1: The proposed project would not 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, or such that the project would require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.</p>	LTS	No mitigation required	LTS
<p>Impact C-REC-1: The proposed project, combined with cumulative projects, would not result in significant cumulative impacts related to recreation.</p>	LTS	No mitigation required	LTS
Transportation			
<p>Impact TR-1: The proposed project would not conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities.</p>	LTS	No mitigation required	LTS

Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance after Mitigation
Impact TR-2: The proposed project would not conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b).	LTS	No mitigation required	LTS
Impact TR-3: The proposed project would not substantially increase hazards due to a geometric design feature.	S	Mitigation Measure TR-1: Entryway Features. All monument signs, walls, landscaping, and other vertical features that could otherwise block visibility shall be no more than 3 feet higher than the adjacent driveway elevation in the area within 15 feet behind the back of the sidewalk and within 50 feet of the driveway edge, or as otherwise specified by the City Engineer.	LTSM
Impact TR-4: The proposed project would not result in inadequate emergency access.	LTS	No mitigation required	LTS
Impact C-TR-1: The proposed project, in combination with cumulative projects, would not result in a significant construction-related cumulative impact on transportation and circulation.	S	No mitigation required	LTSM
Tribal Cultural Resources			
Impact TCR-1: The proposed project would not result in a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074.	S	Mitigation Measures CR-2a, CR-2b, and CR-3	LTSM
Impact C-TCR-1: The proposed project, in combination with cumulative projects, would not result in a significant cumulative impact on tribal cultural resources.	LTS	No mitigation required	LTS
Utilities and Service Systems			
Impact UT-1: The proposed project would not require or result in the relocation or	LTS	No mitigation required	LTS

Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance after Mitigation
construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.			
Impact UT-2: The proposed project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.	LTS	No mitigation required	LTS
Impact UT-3: The proposed project would not result in a determination by the wastewater treatment provider that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.	LTS	No mitigation required	LTS
Impact UT-4: The proposed project would not result in significant impact related to the generation of solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.	LTS	No mitigation required	LTS
Impact UT-5: The proposed project comply with federal, state, and local statutes and regulations related to solid waste.	NI	No mitigation required	NI
Impact C-UT-1: The proposed project, in combination with cumulative projects, would not result in significant cumulative impacts on utilities and service systems.	LTS	No mitigation required	LTS

Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance after Mitigation
Wildfire			
Impact WD-1: The proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan.	LTS	No mitigation required	LTS
Impact WD-2: The proposed project would not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.	LTS	No mitigation required	LTS
Impact WD-3: The proposed project would not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.	LTS	No mitigation required	LTS
Impact WD-4: The proposed project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.	LTS	No mitigation required	LTS
Impact C-WD-1: The proposed project would not substantially contribute to significant cumulative wildfire impact.	LTS	No mitigation required	LTS

NOTES:

SU: Significant unavoidable; S: Significant; LTSM: Less than significant with mitigation; LTS: Less than significant; NI: No impact; NA: Not applicable;