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From: Debi Howell-Ardila <DHowell@swca.com>
Date: 2016/05/27 9:30 AM (GMT-08:00)
To: Cassandra Bates
Subject: Re: North Elementary School-Samuel E. Lunden

Hello Cassandra --

Thank you for sending this background material on North Elementary School. I'll put together a proposal now for (1) literature review, site visit, and meeting attendance at the 31 May 2016 City Council hearing; and (2) a historic resources evaluation/landmark nomination.

I don't anticipate that this first phase would take more than one day (8 hours).

At minimum, North Elementary School does appear eligible at the local/state/federal level and will therefore likely qualify as a historical resource under the California Environmental Quality Act (CEQA). All public agencies in California are subject to CEQA. In this case, the proposed project that involves demolition of a known historical resource (according to expert testimony and substantial evidence) would require preparation of an Environmental Impact Report and the consideration of alternatives. Pursuant to CEQA, the alternatives analysis must weigh feasible options that might achieve project objectives while avoiding or mitigating significant adverse impacts to historical resources. Under CEQA, demolition of a historical resource is always a significant adverse impact that cannot be mitigated. The only method of mitigation under CEQA that avoids significant adverse impacts to historical resources is compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

I'll put together the proposal and send it off ASAP.

Best regards,

Debi

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