

Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH # 2019029046

Lead Agency: City of San Rafael Community Development Dept.

Project Title: BioMarin and Whistlestop/Eden Housing Project

Project Location: San Rafael, Marin County, CA

DEIR can be viewed at the City's website at <https://www.cityofsanrafael.org999-3rd/>

Please provide a Project Description (Proposed Actions, location, and/or consequences).

The two components of the proposed project are the BioMarin project and the Whistlestop/Eden Housing project. Both would be located within the downtown San Rafael block bounded by 2nd Street on the south, 3rd Street on the north, Lindero Street on the east, and Brooks Street on the west.

The BioMarin portion of the project would be constructed in two phases. Phase I would consist of construction of Building A, which would be located on the north side of the project site and would include 77,000 square feet of office space and 33,000 square feet of ground-floor amenities for employees and visitors of the overall BioMarin campus. The amenities would include 3,500 square feet of retail space open to the public. Additional public use space would be an adjacent landscaped plaza (approximately 6,000 square feet) that could be an outdoor public gathering area during daytime hours. Phase II would consist of construction of Building B, which would provide 97,000 square feet of laboratory (research and development [R&D]) space in the southern portion of the project site.

Whistlestop/Eden Housing would develop its building on 0.34 acre at the northwest corner of the project site. The building would provide approximately 18,000 square feet of space for a Healthy Aging Center and 67 affordable senior housing units and would be considered a "Healthy Aging Campus." The building would be developed independently from the BioMarin project but most likely at the same time as BioMarin Building A (Phase I). The proposed 67 housing units would be leased at affordable rents to those aged 62 and over who earn less than 60 percent of the area median income. Residential amenities would include a community room, computer center and library, and landscaped courtyards with community gardens for residents to grow vegetables and herbs. A roof deck would be provided.

Please identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed project would have potentially significant impacts related to air quality, cultural resources, geology, hazards, hydrology and water quality, land use, noise, and transportation. For those impacts related to construction (air quality, cultural resources, geology, noise, and transportation) and mechanical equipment noise, standard mitigation measures were recommended. Some transportation impacts were found to be significant and unavoidable. For those that were not, a Transportation Demand Management (TDM) program and a number of pedestrian and circulation improvements in the vicinity were recommended. Because of transportation impacts, a conflict with City policy (land use) was also found significant and unavoidable. Drainage improvements were recommended for hydrology impacts. A letter from the California Department of Toxic Substances Control (DTSC) will be required prior to construction to confirm that adequate remediation has taken place.

Added 2010

Governor's Office of Planning & Research

AUG 09 2019

STATE CLEARINGHOUSE

If applicable, please describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The following issues were of concern as mentioned by the public in the scoping meeting:

- Traffic safety and circulation
- Pedestrian safety
- Noise and air quality
- Cumulative impacts
- Need for workforce housing
- Hydrology and water quality
- Adequacy of public services

Please provide a list of the responsible or trustee agencies for the project.

State and other agencies that could potentially issue permits or approvals for the proposed project and therefore may consider the EIR in their review and decision-making processes include, but are not limited to, the following:

- California Department of Toxic Substances Control (DTSC)
- San Francisco Bay Regional Water Quality Control Board (RWQCB) (Construction General Permit)
- Bay Area Air Quality Management District (BAAQMD) (Authority to Construct, Permission to Operate permits)
- Marin Municipal Water District (MMWD), PG&E, and AT&T (review and approval of new or modified utility systems and/or expanded services)