



# Notice of Availability of a Draft Environmental Impact Report and Public Hearing for the City of San Rafael General Plan 2040 and Downtown Precise Plan State Clearinghouse No. 2019039167

**Date:** January 7, 2021

**To:** State Clearinghouse  
State Responsible Agencies  
State Trustee Agencies  
Other Public Agencies  
Interested Organizations

**From:** Barry Miller, Consulting Project Manager  
City of San Rafael  
Community Development Department  
1400 Fifth Street  
San Rafael, CA 94901

**Subject:** Notice of Availability (NOA) of the Draft Environmental Impact Report (EIR) for the San Rafael General Plan 2040 and Downtown Precise Plan

**Lead Agency:** City of San Rafael Community Development Department

**Project Title:** San Rafael General Plan 2040 and Downtown Precise Plan

**Project Location:** City of San Rafael

**Review Period:** Thursday, January 7, 2021 through Tuesday, March 9, 2021

**Project Description/Location:** The City of San Rafael has prepared a Draft General Plan 2040 (Update) to comply with State law to guide land use and development in the City of San Rafael; Additionally, a Draft Downtown Precise Plan has been prepared to revitalize and enhance the Downtown Area. The project encompasses the San Rafael Planning Area, which includes all land within the city limits, adjacent land in the Sphere of Influence (SOI) boundary, and land beyond the SOI that is commonly perceived as greater San Rafael. The Downtown Precise Plan area encompasses 265 acres located in downtown San Rafael. The intent of the Downtown Precise Plan is to facilitate housing production, placemaking, economic vitality, innovative transportation solutions, and community engagement with an emphasis on sustainable, transit-oriented development; no construction is proposed as part of the project. Development under the proposed General Plan 2040 would consist of up to 2,260 new residential units, 5,340 residents, and 2,095 employees. Development under the proposed Downtown Precise Plan would consist of up to 2,200 new residential units, 3,570 residents, and 2,020 employees.

**Environmental Review:** The Draft EIR identifies less-than-significant effects in the following categories: aesthetics, biological resources, energy, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, population and housing, mineral resources, public services, parks and recreation, noise, tribal cultural resources, utilities and service systems, and wildfire. The Draft EIR identifies potential significant effects that are significant and unavoidable in the following categories: air quality, cultural resources (historic), greenhouse gas emissions, noise, and transportation.

**Document Availability:** The City is hereby releasing the Draft EIR for public review on the City's website at:  
<https://www.cityofsanrafael.org/general-plan-ceqa/>

**Submitting Comments:** Members of the public, agencies, and interested organizations are welcome to provide comments on the Draft EIR. Comments should focus on whether the Draft EIR is sufficient in discussing possible impacts to the physical environment, ways in which potential adverse effects may be avoided or minimized through mitigation measures, and alternatives to the project in light of the purpose of the EIR to provide useful and accurate information about such factors. Please email your comments to [Barry.Miller@cityofsanrafael.org](mailto:Barry.Miller@cityofsanrafael.org) with "General Plan 2040 and Downtown Precise Plan EIR" as the subject. Public agencies providing comments are asked to include a contact person for the agency.

**Public Meeting:** A public meeting to receive comments on the Draft EIR will be held on **Tuesday, March 9, 2021, at 7:00 p.m.** via the Zoom platform.

**Public Agency Approvals:** After all comments have been received, a Final EIR will be prepared with responses to comments received on the Draft EIR. The Planning Commission will consider the information in the EIR and make a recommendation to the City Council, and the City Council will consider certification of the EIR and make a decision on the approval of the project at a public hearing, the dates of which are yet to be determined. Separate public notice of these hearings will be provided.