

ENVIRONMENTAL IMPACT REPORT

NORTHGATE MALL REDEVELOPMENT PROJECT

SAN RAFAEL, CALIFORNIA

SCH# 2021120187



LSA

January 2024

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SAN RAFAEL, CALIFORNIA

SCH# 2021120187

Submitted to:

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LIST OF ABBREVIATIONS AND ACRONYMS

°C	degrees Celsius
°F	degrees Fahrenheit
µg/m ³	micrograms per cubic meter
2020 UWMP	2020 Urban Water Management Plan
2021 Phase I ESA	2021 Phase I Environmental Site Assessment
AAQS	Ambient Air Quality Standards
AASHTO	American Association of State Highway and Transportation Officials
AB	Assembly Bill
ABAG	Association of Bay Area Governments
ACC	air-cooled chiller
ACMs	asbestos-containing materials
AFY	acre-feet per year
AHU	air handling unit
Air Basin	San Francisco Bay Area Air Basin
amsl	above mean sea level
APCD	Air Pollution Control District
APN	Assessor's Parcel Number
APS	Alternative Planning Strategy
AQ/GHG Technical Report	Air Quality and Greenhouse Gas Emissions Technical Report
Archaeological Report	Archaeological Resources Inventory Report
AUF	acoustical usage factor
BAAQMD	Bay Area Air Quality Management District
Basin Plan	Water Quality Control Plan
BASMAA	Bay Area Stormwater Management Agencies Association
Bay Area	San Francisco Bay Area
BCDC	San Francisco Bay Conservation and Development Commission
BMPs	Best Management Practices
BMR	below market rate
BPMP	Bicycle and Pedestrian Master Plan

BTU	British thermal units
CAAQS	California Ambient Air Quality Standards
CAFE	Corporate Average Fuel Economy
CAL FIRE	California Department of Forestry and Fire Protection
Cal/OSHA	California Occupational Safety and Health Administration
CalARP	California Accidental Release Program
CalEEMod	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
CALGreen Code	California Green Building Standards Code
California Register	California Register of Historical Resources
CalRecycle	California Department of Resources Recycling and Recovery
Caltrans	California Department of Transportation
CAPs	compacted aggregate piers
CARB	California Air Resources Board
CARE	Community Air Risk Evaluation
CAT	Climate Action Team
CBC	California Building Code
CBSC	California Building Standards Commission
CCAA	California Clean Air Act
CCAP	Climate Change Action Plan
CCAP 2030	Climate Change Action Plan 2030
CCMU	Community Commercial Mixed Use
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CGS	California Geological Survey
CH ₄	methane
City	City of San Rafael

Clean Air Plan	217 Bay Area Clean Air Plan
CMA	Congestion Management Agency
CMP	Congestion Management Program
CNEL	Community Noise Equivalent Level
CO	carbon monoxide
CO ₂	carbon dioxide
CO ₂ e	carbon dioxide equivalent
Commercial Forecast	2018-2030 Uncalibrated Commercial Sector Forecast
Construction General Permit	General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities
County	County of Marin
CPUC	California Public Utilities Commission
CT-RAMP	Coordinated Travel – Regional Activity-Based Modeling Platform
CUPA	Certified Unified Program Agency
dB	decibels
dba	A-weighted decibels
DDCs	drilled displacement columns
DDT	dichlorodiphenyltrichloroethane
DE	Design Earthquake
DEH	Marin County Department of Environmental Health
Design Guidelines	San Rafael Design Guidelines
DHS	Department of Health Services
DOC	California Department of Conservation
DOE	United States Department of Energy
DOT	United States Department of Transportation
DPM	diesel particulate matter
DPW	Department of Public Works
DTSC	California Department of Toxic Substances Control
DWR	California Department of Water Resources
EIR	Environmental Impact Report
EJ	environmental justice

EMS	emergency medical service
EO	Executive Order
EOP	Emergency Operations Plan
EPA	United States Environmental Protection Agency
ERP	Emergency Recovery Plan
ESL	Environmental Screening Level
ESMP	Environmental Site Management Plan
EV	electric vehicle
FAR	floor area ratio
FCAA	Federal Clean Air Act
FEMA	Federal Emergency Management Agency
FERC	Federal Energy Regulatory Commission
FHWA	Federal Highway Administration
FIGR	Federated Indians of Graton Rancheria
FIP	Federal Implementation Plan
FIRM	Flood Insurance Rate Map
FTA	Federal Transit Administration
FTA Manual	<i>Transit Noise and Vibration Impact Assessment Manual</i>
General Plan	San Rafael General Plan 2040
General Plan EIR	San Rafael General Plan 2040 & Downtown Precise Plan Environmental Impact Report
GHG	greenhouse gas
Graton Rancheria	Federated Indians of Graton Rancheria
Greenbook	Policy on Geometric Design of Highways and Streets
GSAs	groundwater sustainability agencies
GSPs	groundwater sustainability plans
GWh	gigawatt-hours
GWP	global warming potential
HAA	Housing Accountability Act
HBMS	Hazardous Building Materials Survey
HCA	Housing Crisis Act

HCD	Department of Housing and Community Development
HDM	Highway Design Manual
HFCs	hydrofluorocarbons
HHWs	household hazardous wastes
HMBPs	Hazardous Materials Business Plans
HMTA	Hazardous Materials Transportation Act
HRA	High-Resource Area
HRE	Historical Resource Evaluation
HSC	Health and Safety Code
HVAC	heating, ventilation, and air conditioning
I-580	Interstate 580
in/sec	inches per second
IPCC	Intergovernmental Panel on Climate Change
ITE	Institute of Transportation Engineers
JPA	Marin Hazardous and Solid Waste Management Joint Powers Authority
kBTU	thousand British thermal units
kWh	kilowatt-hours
kWh/yr	kilowatt-hours per year
lbs/day	pounds per day
LCFS	Low Carbon Fuel Standard
L _{dn}	day-night average level
LED	light-emitting diode
L _{eq}	equivalent continuous sound level
LGVSD	Las Gallinas Valley Sanitary District
LHMP	Local Hazard Mitigation Plan
LID	Low Impact Development
L _{max}	maximum noise level
LOS	level of service
LUST	leaking underground storage tank
Marin OES	Marin County Sheriff's Office of Emergency Services

Marin Water	Formerly Marin Municipal Water District
MAZ	Micro-Analysis Zone
MBTA	Migratory Bird Treaty Act
MCE	Marin Clean Energy
MCEP	Marin Climate & Energy Partnership
MCE _R	Risk-Targeted Maximum Considered Earthquake
MCM LHMP	Marin County Multi-Jurisdictional Local Hazard Mitigation Plan
MCSO	Miller Creek School District
MEI	maximally exposed individual
mgd	million gallons per day
MHHW	Mean Higher High Water
MLD	Most Likely Descendant
MMI	Modified Mercalli Intensity
MMT CO ₂ e	million metric tons of carbon dioxide equivalent
MMWD	Marin Municipal Water District
mpg	miles per gallon
mph	miles per hour
MPO	Metropolitan Planning Organization
MRP	Municipal Regional Stormwater NPDES Permit
MS4	Municipal Separate Storm Sewer System
MTBE	methyl-tert-butyl-ether
MTC	Metropolitan Transportation Commission
MUTCD	Manual on Uniform Traffic Control Devices
MW	megawatts
M _w	Moment Magnitude
N ₂ O	nitrous oxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
National Register	National Register of Historic Places
NAVD 88	North American Vertical Datum of 1988
NEHRP	National Earthquake Hazards Reduction Program

NEPA	National Environment Policy Act
NFPA	National Fire Protection Association
NHTSA	National Highway Traffic Safety Administration
NO ₂	nitrogen dioxide
NOP	Notice of Preparation
NO _x	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
NPS	National Park Service
NWIC	Northwest Information Center
O ₃	ozone
OEHHA	Office of Environmental Health Hazard Assessment
OHP	Office of Historic Preservation
OPC	California Ocean Protection Council
OPR	Office of Planning and Research
OSHA	Occupational Safety and Health Administration
Osher JCC	Osher Marin Jewish Community Center
PAHs	polycyclic aromatic hydrocarbons
Parkin Architects	Parkin Architects, Engineers and Planners
Pb	lead
PCBs	polychlorinated biphenyls
PCE	tetrachloroethylene
PD	Planned Development
PD District	Planned Development District
PDA	Priority Development Area
PFCs	perfluorocarbons
PG&E	Pacific Gas and Electric Company
Phase 1	2025 Master Plan
Phase 2	2040 Vision Plan
PID	photoionization detector
PM	particulate matter
PM ₁₀	particulate matter less than 10 microns in size

PM _{2.5}	particulate matter less than 2.5 microns in size
Porter-Cologne Act	Porter-Cologne Water Quality Control Act
POTWs	publicly owned treatment works
PPA	Priority Production Area
ppm	parts per million
PPV	peak particle velocity
PPV	peak particle velocity
PRC	Public Resources Code
project	Northgate Mall Redevelopment Project
Promenade Conceptual Plan	North San Rafael Vision Promenade Conceptual Plan
PSA	Permit Streamlining Act
RASS	Residential Appliance Saturation Survey
RCNM	Roadway Construction Noise Model
RCRA	Resource Conservation and Recovery Act
RHNA	Regional Housing Needs Allocation
ROG	reactive organic gases
ROGs	reactive organic gases
RPS	Renewables Portfolio Standard
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCP	Stormwater Control Plan
SCS	Sustainable Communities Strategy
SCWA	Sonoma County Water Agency
SDWA	Safe Drinking Water Act
SF ₆	sulfur hexafluoride
SGMA	Sustainable Groundwater Management Act
SGMP	Soil and Groundwater Management Plan
SHPO	State Historic Preservation Officer
SIP	State Implementation Plan
SLF	Sacred Lands File

Small MS4 Permit	General Permit for the Discharge of Storm Water from Small Municipal Separate Storm Sewer Systems
SMART	Sonoma-Marín Area Rail Transit
SO ₂	sulfur dioxide
SR-37	State Route 37
SRA	State Responsibility Area
SRCS	San Rafael City Schools
SRFD	San Rafael Fire Department
SRPD	San Rafael Police Department
Survey	San Rafael Historical/Architectural Survey
SUV	sport utility vehicle
SVP	Society of Vertebrate Paleontology
SWAT	special weapons and tactics
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TACs	toxic air contaminants
TAM	Transportation Authority of Marin
TAMDM	Transportation Authority of Marin Demand Model
TAZ	Transportation Analysis Zone
TCE	trichloroethylene
TIA Guidelines	Transportation Impact Analysis Guidelines
TIS	Transportation Impact Study
TMDL	total maximum daily load
TPA	Transit Priority Area
tpd	tons per day
TRA	Transit-Rich Area
Transform	Transform SR Holding Management LLC
TSCA	Toxic Substances Control Act
US-101	United States Route 101
USGS	United States Geological Survey
UST	underground storage tank

UWMP	Urban Water Management Plan
VdB	vibration velocity decibels
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	vehicle miles traveled
VMT/SP	vehicle miles traveled per service population
VOCs	volatile organic compounds
vph	vehicles per hour
WDR	Waste Discharge Requirement
WEAP	Worker Environmental Awareness Program
WHO	World Health Organization
WMP	Waste Management Plan
WSA	Water Supply Assessment
WSCP	Water Shortage Contingency Plan
WWTP	Wastewater Treatment Plant
YMCA	Young Men's Christian Association
ZEV	zero emission vehicle
ZNE	zero net energy

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