

NOTICE OF COMPLETION & ENVIRONMENTAL DOCUMENT TRANSMITTAL

Mail to: State Clearinghouse, PO Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery /Street Address: 1400 Tenth Street, Room 222, Sacramento, CA 95812

SCH # 2021120187

Project Title: Northgate Mall Redevelopment Project
Lead Agency: City of San Rafael Contact Person: April Talley, Project Director
Mailing Address: 1400 Fifth Street Phone: 415-485-3050
City: San Rafael Zip: 94901 County: Marin

Project Location: County: Marin City/Nearest Community: San Rafael
Cross Streets: Las Gallinas Avenue/Northgate Drive Zip Code: 94903
Lat./Long.: 38 ° 0 ' 13.2984 " N/ 122 ° 32 ' 40.074 " W Total Acres: 44.76
Assessor's Parcel No.: 175-060-12, -40, -59, -61, -66, -67 Section: _____ Twp: _____ Range: _____ Base: _____
Within 2 Miles: State Highway No. US 101 Waterways San Francisco Bay, San Pablo Bay
Airports N/A Railways UPRR Schools Several

Document Type
CEQA NOP Draft EIR NEPA NOI Other Joint Document
 Early Cons Supplement /Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.): Draft EIS Other:
 Mit Neg Dec Other: FONSI

Local Action Type
 General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other:

Development Type
 Residential: Units: 1,422 Acres: _____ Water Facilities: Type: _____ MGD: _____
 Office: Sq. ft. _____ Acres: _____ Employees: _____ Transportation: Type: _____
 Commercial: Sq. ft. 217,520 Acres: _____ Employees: _____ Mining: Mineral: _____
 Industrial: Sq. ft. _____ Acres: _____ Employees: _____ Power: Type: _____ MW: _____
 Educational: _____ Waste Treatment: Type: _____ MGD _____
 Recreational: _____ Hazardous Waste: Type: _____
 Other: _____

Project Issues That May Have A Significant Or Potentially Significant Impact:
 Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Floodplain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems WaterSupply/Groundwater
 Archaeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals SoilErosion/Compaction/Grading Wildlife
 Coastal Zone Noise Solid Waste Growth Inducement
 Drainage/Absorption Population/HousingBalance Toxic/Hazardous Land Use
 Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects
 Other: Tribal Cultural Resources, Greenhouse Gas Emissions

PRESENT LAND USE/ZONING/GENERAL PLAN USE DESIGNATION:
Present Land Use: Indoor Regional Shopping Mall; Zoning: General Commercial; General Plan Use Designation: Community Commercial Mixed Use

PROJECT DESCRIPTION: The proposed project would result in the redevelopment of the existing mall through demolition, renovation, and new construction with a mix of commercial and residential land uses. The proposed project would be developed in two phases, and at full buildout is currently proposed to include a total of approximately 217,520 square feet of commercial uses and up to 1,422 residential units, of which 10.5 percent would be restricted to a minimum of low-income households. Phase 1 (also referred to as the 2025 Master Plan) would generally include the demolition of 144,432 square feet of the main building, and construction of approximately 44,380 square feet of new commercial space and up to 922 residential units. Phase 2 (also referred to as the 2040 Vision Plan) would generally include the demolition of the 254,015 square foot Macy's building and 79,051 square foot Kohl's building and the construction of up to approximately 55,440 square feet of new commercial space and up to 500 residential units.

NOTE: Clearinghouse will assign identification numbers for all new projects. If an SCH number already exists for a project (e.g., Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X."

If you have already sent your document to the agency, please denote that with an "S."

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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 4 | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 2 |
| <input checked="" type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower Los Angeles River & Mountains Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Wildlife Region #3 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry & Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date: January 5, 2024 Ending Date: February 19, 2024

Lead Agency (Complete if Applicable)

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|--|--|
| Consulting Firm: <u>LSA Associates, Inc.</u> | Applicant: <u>Merlone Geier Partners, LLC</u> |
| Address: <u>157 Park Place</u> | Address: <u>425 California Street, Tenth Floor</u> |
| City/State/ZIP: <u>Richmond, CA 94801</u> | City/State/ZIP: <u>San Francisco, CA 94101</u> |
| Contact: <u>Theresa Wallace</u> | Contact: <u>David Geiser</u> |
| Phone: <u>510-236-6810</u> | Phone: <u>858-350-1977</u> |

Signature of Lead Agency Representative:

Laura Simpson
Laura Simpson (Jan 4, 2024 14:44 PST)

Date: Jan 4, 2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Draft Northgate DEIR NOC_010424

Final Audit Report

2024-01-04

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| Created: | 2024-01-04 |
| By: | Michele Ginn (michele.ginn@cityofsanrafael.org) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAxA6MUpL_kVvUSqmqYFKvYSq7_ER_ElvLB |

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