

APPENDICES

Appendix C: Initial Study and Historic Resources Report

SECOND AND B STREET: NEW SAN RAFAEL HOUSING

815 B Street, San Rafael, CA

Assessor's Parcel Numbers: 011-256-12 (809 B Street), 011-256-32, 011-256-14 (1212
Second Street) and 011-256-15 (1214 Second Street)

Initial Study and Notice of Preparation (NOP) of an
Environmental Impact Report (EIR)

Lead Agency:

City of San Rafael
Community Development Department
1400 Fifth Avenue (P.O. Box 151560)
San Rafael, CA 94915-1560

Contact: Lisa Newman, Newman Planning Associates

June 2013

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SUMMARY OF IMPACTS AND MITIGATION MEASURES

Summary of Impacts and Mitigation Measures
Second and B Street: New San Rafael Housing

| Environmental Impacts | Level of Significance Without Mitigation | Mitigation Measures | Level of Significance with Mitigation |
|--|--|---|---------------------------------------|
| <p>I. Aesthetics</p> <p>Substantially degrade the existing visual character or quality of the site and its surroundings?</p> | S | <p><i>Proposed construction of the four story mixed-use development would cause a significant adverse impact upon the surrounding historic structures and setting, requiring preparation of an Environmental Impact Report</i></p> | S |
| <p>II. Air Quality</p> <p>Expose sensitive receptors to substantial pollutant concentrations?</p> | PS | <p>Air Quality-1</p> <p>To mitigate potential air quality impacts associated with construction and grading activities, a Dust Control Plan shall be prepared and submitted to the City of San Rafael Community Development Department for review and approval, prior to issuance of a grading permit. The Dust Control Plan shall include the following measures:</p> <ul style="list-style-type: none"> • Watering active grading zones a minimum of two times per day. • Hydro-seeding with native groundcovers inactive grading zones (previously graded areas). • Suspending all grading activity during periods of high winds (wind gusts exceeding 25 miles/hour). • Sweeping all paved public roads daily with water sweepers if visible excavation is present. • Maintaining and operating grading/excavation equipment so as to minimize particulates from exhaust emissions. <p>The Dust Control Plan shall be implemented during periods of grading when potential dust emissions are likely to occur.</p> | LTS |
| <p>III. A. Cultural Resources: Historical</p> <p>Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?</p> | S | <p><i>Proposed demolition of the historic structures at 1212 and 1214 Second Street would cause a significant adverse impact upon historic resources, requiring preparation of an Environmental Impact Report.</i></p> | S |

Summary of Impacts and Mitigation Measures
Second and B Street: New San Rafael Housing

| Environmental Impacts | Level of Significance Without Mitigation | Mitigation Measures | Level of Significance with Mitigation |
|--|--|---|---------------------------------------|
| <p>III. B. Cultural Resources: Archaeological Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?</p> | PS | <p><u>Cultural Resources- 1:</u> If, during grading or construction activities, any archaeological artifacts or human remains are encountered, the following measures shall be implemented:</p> <ul style="list-style-type: none"> • Construction shall cease immediately within 150 feet of the find until it can be evaluated by a qualified archaeologist, the Federated Indians of the Graton Rancheria, and Planning staff. Planning staff and the qualified archaeologist shall promptly visit the site. The qualified archaeologist shall conduct independent evaluation of the “find” to determine the extent and significance of the resource, and to develop a course of action to be adopted that is acceptable to all concerned parties. If mitigation is required, the first priority shall be avoidance and preservation of the resource. If avoidance is not feasible, an alternative archaeological management plan shall be prepared that may include excavation. If human remains are unearthed, the Marin County Medical Examiner’s office also shall be notified. All archaeological excavation and monitoring activities shall be conducted in accordance with the prevailing professional standards as outlined in Appendix K of the State CEQA Guidelines and by the California Office of Historic Preservation. The Native American community shall be consulted on all aspects of the mitigation program. | LTS |
| <p>IV. Hazards and Hazardous Materials Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</p> | PS | <p><u>Hazards-1</u> To reduce the potential exposure of the public to hazardous materials such as asbestos or lead during proposed demolition activities, a hazardous material remediation plan shall be prepared and submitted to the City of San Rafael Community Development Department for review and approval prior to issuance of a demolition permit.</p> | LTS |

Summary of Impacts and Mitigation Measures
Second and B Street: New San Rafael Housing

| Environmental Impacts | Level of Significance Without Mitigation | Mitigation Measures | Level of Significance with Mitigation |
|---|--|---|---------------------------------------|
| <p>V. Noise Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</p> | PS | <p><u>Noise-1</u> To mitigate operational noise, the construction drawings shall provide OITC 24 windows along and near the Second Street façade and standard double-paned windows at all other facades. Further, all habitable rooms with exterior noise exposures greater than Ldn 60 will require alternative ventilation per Title 24.</p> | LTS |
| | PS | <p><u>Noise-2</u> The City of San Rafael Noise Ordinance construction noise requirements shall be met. Construction noise related to demolition and grading work done within 15 feet of the west property line could exceed the Ordinance requirements. To ameliorate the noise effects from this work, the neighbors shall be informed beforehand, any input they have on construction scheduling shall be incorporated to the extent feasible, and the work should be conducted as quickly as possible to minimize exposure time.</p> | LTS |
| | PS | <p><u>Noise-3</u> To minimize the potential noise impact on adjacent residences when the existing structures on the project site are demolished and when site preparation work is done, the following measures shall be implemented:</p> <ul style="list-style-type: none"> • The contractors shall provide heavy machinery and pneumatic tools equipped with mufflers and other sound suppression technologies. • The contractors shall shut down equipment expected to idle more than 5 minutes. | LTS |

Summary of Impacts and Mitigation Measures
Second and B Street: New San Rafael Housing

| Environmental Impacts | Level of Significance Without Mitigation PS | Mitigation Measures | Level of Significance with Mitigation |
|---|--|--|---------------------------------------|
| <p>VI. Transportation/Traffic: Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?</p> | PS | <p><u>Transportation-1</u> The applicant shall pay a traffic mitigation fee in the amount of \$131,626 for 31 peak hour trips. Payment shall be required prior to issuance of a building permit.</p> | LTS |

ENVIRONMENTAL CHECKLIST

1. **Project Title** Second and B Street: New San Rafael Housing
2. **Lead Agency Name & Address** City of San Rafael
Community Development Department
Planning Division
1400 Fifth Avenue (P.O. Box 151560)
San Rafael, California 94915-1560
3. **Contact Person & Phone Number** Lisa Newman, Newman Planning Associates
Phone: (415) 492-0300
Email: lisapnewman@gmail.com
4. **Project Location** The site is located in the City of San Rafael, Marin County, California at 809 B Street, 1212 and 1214 Second Street, Assessor's Parcel Nos. 011-256-12, 100-256-32, 011-256-14, 011-256-15. (Refer to Exhibit A, "Vicinity Map").
5. **Project Sponsor's Name & Address**
Project Sponsors:
Tom Monahan & Jonathan Parker
Monahan Parker, Inc.
1101 5th Avenue
San Rafael, CA 94901-2903

Sponsor's Representative:
Rick Strauss
FME Architecture + Design
500 Montgomery Street
San Francisco, CA 94111
6. **General Plan Designation** Second and Third Street Mixed Use (2/3MU)
7. **Zoning** Second and Third Street Mixed Use West (2/3MUW) /
Cross Street Mixed Use (CSMU)

8. Description of Project

Setting and Background

The project site is located in Downtown San Rafael at the northwest corner of Second and Third Streets. The site currently contains two Victorian single-family homes located at 1212 and 1214 Second Street that date to the 1880s, a 5,000 square-foot one-story commercial building located at 809 B Street (at the corner of Second and B Streets) that is presently rented by the Iglesia Bautista Monte Sinai church, and surface parking. Development of the project involves the demolition of all three existing structures on the property.

The buildings at 1212 and 1214 Second Street represent two of three identical adjacent Victorian-era residences constructed by builder and contractor Johannes Petersen for rental properties. He additionally owned the contiguous 811-813 B Street commercial building, a two-story, wood-frame structure dating from 1887 or earlier. Petersen, a native of Denmark, arrived in San Rafael shortly before the arrival of the railroad spurred an era of growth in the city. Petersen capitalized on this period, building hundreds of structures, according to his obituary. He also invested in other business ventures and served as a San Rafael city councilman and a Marin County

Supervisor from 1897 to 1901. Petersen's wife continued to rent the properties after his death in 1909 through at least 1929. The third residence built by Petersen at 1210 Second Street and the two-story commercial building at 811-813 B Street were demolished for surface parking in 1967. The City of San Rafael Historical/Architectural Survey Final Inventory List of Structures and Uses includes the structure at 1212 Second Street but does not include the structure at 1214 Second Street.

The existing one-story commercial building at the northwest corner of B and Second Streets is an older, stucco-clad building with an overhang rounding the corner at the sidewalk and is currently occupied. The two adjacent two-story Victorian homes have horizontal wood siding and are in different states of repair. The house at 1212 Second Street, listed on the City of San Rafael's 1986 Historic Resource Survey, caught fire in 2007 and was not repaired. In the intervening years, the fire-damaged structure has deteriorated significantly and is uninhabitable. The house at 1214 Second Street, which was not included on the City's Historic Resource Survey, is currently an occupied rental unit in good condition. It was modified to include a one-story structure addition to the front of the residence in the 1950s.

Project Description

The Second and B Street: New San Rafael Housing project is a mixed-use development located at the northwest corner of Second and B Streets in Downtown San Rafael. Monahan Parker, Inc. of San Rafael proposes a 74,435 square foot building that would occupy the entire four-parcel, 0.54-acre site and consist of a three-story, wood-frame residential complex over a one-story concrete podium that contains required parking, building lobby, and a retail space. 41 rental apartment units are proposed on the three upper floors consisting of two types: 1) 11 1-bedroom/1-bath units (approximately 800 square feet in area) and 2) 30 2-bedroom/2-bathroom units (ranging from 899 - 1,090 square feet in area). The residential units surround a central courtyard with each unit also providing a balcony (facing either the interior patio or the exterior streets (Second or B Street). Three of the residential units are proposed without a balcony or patio. The total area of the residential units is 54,055 square feet. The ground floor podium would provide a 20,317 square foot parking garage for 49 cars and a 2,090 square foot retail space. The parking garage, retail space and the residential lobby entrance would be accessed from B Street.

Based upon the City's General Plan and Zoning Ordinance, the maximum allowable density for the site is 30 residential units. For projects that propose more than 20 rental units, the City's General Plan and Zoning Ordinance require 20% of the total number of units be rented at "below market rates" (BMR units) for a minimum of 55 years. Based upon this requirement, a 30-unit project would need to provide 6 BMR units. The plans indicate that the six BMR units would meet City requirements that 50% (three units) be affordable to low income households and 50% be affordable to very low income households. In addition, the applicants have requested a density bonus of 35%, the maximum permitted under State law, providing eleven additional market rate units for a project total of 41 units. In order for the project to be granted a density bonus of 35%, a minimum of four of the six 'affordable' units will need to be at the very low income household-level while the remaining two units may be at the low income household-level. The applicants have also requested a concession from City Zoning requirements to allow tandem parking as shown on the plans for 10 parking spaces, which would be permitted under State Density Bonus regulations.

The project proposes to demolish two, two-story residential structures on the project site, constructed between 1887 and 1894. A 2013 Historical Resource Evaluation prepared by Painter Planning and Preservation, determined that the two Victorian residential structures are historical resources and the proposed demolition would result in a significant adverse impact under the California Environmental Quality Act (CEQA). In addition, the proposed project would have a potentially significant adverse aesthetic impact upon the historical setting in the vicinity of the project site.

Access, Circulation and Parking

In addition to the two single-family dwellings and approximately 5,000 square foot commercial building, the site has an existing parking lot with 45 parking spaces, 39 of which are leased individually for permit parking and four

are designated as overflow parking for the adjacent Sans Grocery Store. Both of these parking uses would be discontinued with project development. Access to and from the existing parking lot is provided via two driveways, one each on B Street and Second Street. Wide sidewalks are provided along the site's frontage, similar to the pattern throughout Downtown San Rafael. No dedicated bicycle facilities are provided on either B Street or Second Street in the vicinity of the project site.

Vehicular as well as pedestrian access for the proposed project would be provided along the B Street frontage. Vehicular access would be via a single, 24'-wide, two-way driveway. Access to the residential units would be provided through a lobby entrance and a separate entry to the retail space. The site is located within the Downtown Parking Assessment District. The parking garage design includes 49 parking spaces equaling the City's Code requirement of 49 spaces for the proposed uses. The parking lot layout for the 49 parking spaces includes ten (10) tandem parking and two (2) van accessible handicapped parking spaces. The ten (10) tandem garage parking spaces are prohibited by the City's Parking Standards (Section 14.18.120) unless granted as a concession or incentive for meeting the affordable housing requirement. As discussed above, the applicants request a concession for tandem parking, as permitted by State Density Bonus law. Parking for the proposed retail uses would not be provided within the proposed onsite parking garage. Instead, patrons for the retail uses would have access to metered parking along B Street or within nearby public parking garages. This is permissible because the project site is located within the Downtown Parking District in which City parking garages and surface lots provide off-street parking for up to 1.0 FAR (Floor Area Ratio) of non-residential development or up to 23,522 square feet of non-residential development on the subject property. No on-street parking is allowed on Second Street, which is a one-way, eastbound, three-travel lane arterial.

Drainage and Grading

The existing property consists of relatively flat terrain with maximum impervious coverage consisting of asphalt parking and existing buildings. The site slopes approximately four percent from the north to the south. Currently, runoff from the project site is conveyed by the existing curbs and gutters, in a north to south direction on B Street and east to west direction on Second Street, toward a catch basin at the corner of Second Street and C Street to the west of the site.

The County of Marin and City of San Rafael require any increased runoff from the proposed project be discharged onsite. Because the site is presently covered with impervious surfaces, the proposed project would not increase storm drain peak flow and volume discharged from the site. To reduce the impact of storm runoff upon water quality, the project proposes to convey roof gutter drainage to two infiltration planters for on-site treatment before being directed and discharged at street curbs.

Proposed Landscaping and Associated Improvements

Existing landscaping at the site consists of five trees: three Carob trees are located at the entrance to the parking along B Street, a Canary Island Date Palm is located on the north property line, and an avocado tree is located in the rear yard of the residence at 1212 Second Street. All five existing trees are proposed to be removed. (See Sheet L 1.1).

The landscape design for the 815 B Street project consists of 3 main areas: the streetscape plantings, the infiltration planters, and the podium level courtyard. (See Sheet L 1.0)

The streetscape planting includes the removal of two existing ash trees in poor health and replacement with six new Crimson Spire Oak trees along the Second Street frontage. Along B Street, two existing Flowering Pear trees would remain and be augmented by two new Flowering Pear Trees. All the street trees would be planted in the sidewalk with cast iron tree grates, staked, and watered by the project with city-approved irrigation bubblers.

The infiltration zones are planting areas located at the street level along Second Street and also on the north side of property on the Second level podium. The function of the infiltration planters is to treat storm water run off from the building roof, which will be collected by gutters and routed to the planters via down leaders. Overflow of

the planters would be directed to the city storm drainage system. Both areas provide plants that are adapted to seasonal periods of both low and high water. During dry periods, the plants would be watered by an automatic drip irrigation system. The Second Street infiltration planter includes low water use, ornamental grasses. A metal lattice with flowering vines is intended to screen the parking level from the sidewalk and street. The podium level infiltration planter provides California native plants.

The internal courtyard of the building is located on the Second level podium. The courtyard is not visible from the street and would offer a private, common outdoor space for residents. The courtyard landscape design provides wood benches for seating, concrete planters and concrete paving. The planters would be planted with Timber Bamboo with automatic drip irrigation. Low voltage LED landscape lights in the planters would provide low level ambient lighting for the courtyard, in conjunction with the building lighting.

Other miscellaneous site landscape items include the replacement of the declining Canary Island Palm with a new, 36-inch box Canary Island Palm in the same location. This iconic tree is the source of the name for the adjacent multi-family apartment development "Lone Palm Court".

Planning Applications

In addition to the Initial Study (IS12-001), the 815 B Street project requires a number of discretionary permits, including the following:

Environmental and Design Review (ED12-060) - The project requires an Environmental and Design Review Permit because it is a new multifamily residential development with more than three units. The project is subject to the review criteria for Environmental and Design Review Permits pursuant to Section 14.25.050 of the San Rafael Municipal Code (SRMC), which provide guidelines for all aspects of the project design, including site design, architecture, materials and colors, walls, fences and screening, exterior lighting, signs and landscape design.

Use Permit (UP12-029) - The project includes a request for approval of a Use Permit to allow residential uses in commercial districts, pursuant to Section 14.17.100 of the SRMC.

Variance (V13-005) - This application requests a Variance from the City's Zoning Code limitations upon habitable space, such as windows, balconies and eaves, projecting into a required side yard setback on Second Street.

Lot Line Adjustment (LLA12-003) - The project requires a Lot Line Adjustment to consolidate the four adjacent parcel that make up the subject property, eliminating construction of the proposed mixed-use bldg over the parcel boundaries, pursuant to Chapter 15.05 of the City's Subdivision Ordinance.

Other Public Agencies Whose Approval Is Required

The following additional public agencies will review and comment upon the project plans and Initial Study:

- Bay Area Air Quality Management District
- Marin Municipal Water District
- San Rafael Sanitation District

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Utilities / Service Systems | <input checked="" type="checkbox"/> Mandatory Finding of Significance |

DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an EARLIER EIR or NEGATIVE DECLARATION pursuant to applicable legal standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Lisa P. Newman
Signature

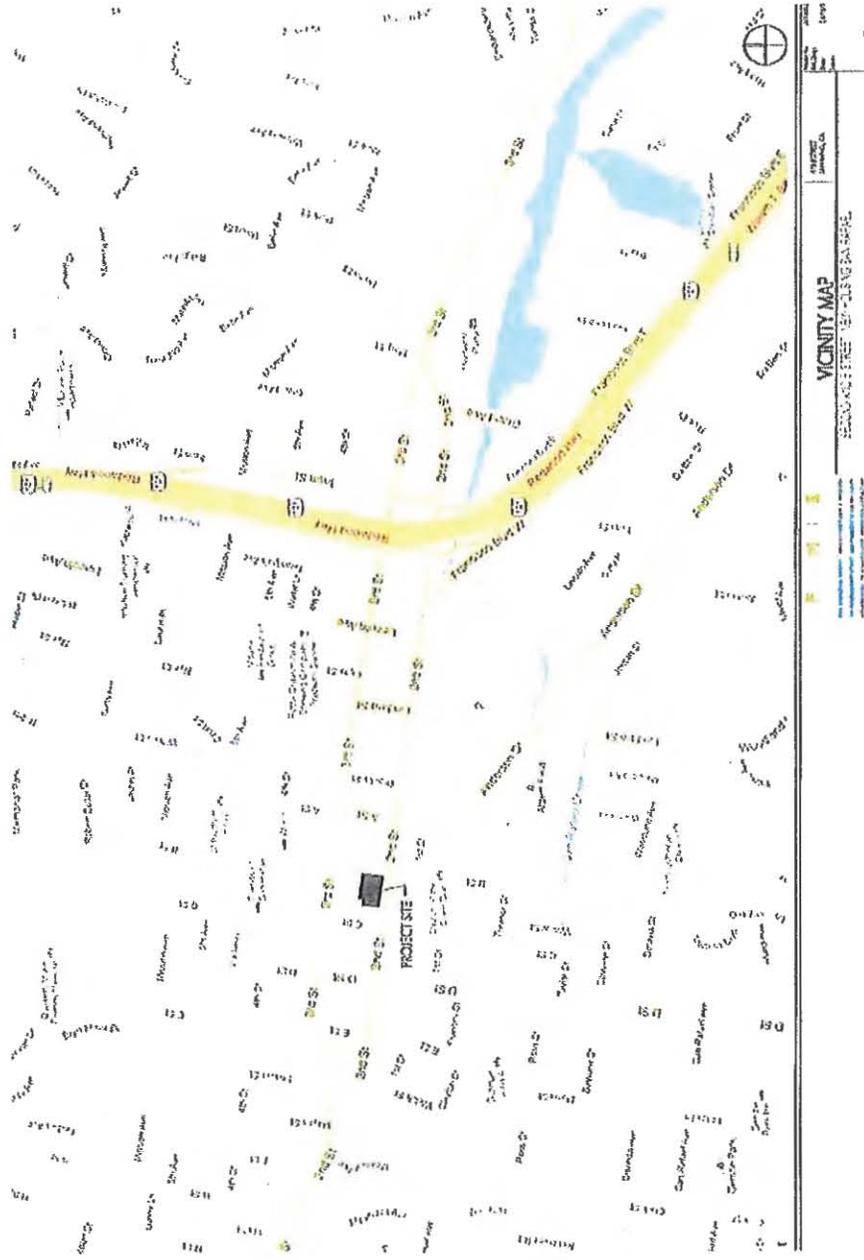
June 21, 2013
Date

Lisa P. Newman,
Newman Planning Associates

EXHIBITS

- A. Vicinity Map
- B. Project Plans

Exhibit A- Vicinity Map



**2ND AND B STREET
SAN RAFAEL HOUSING**

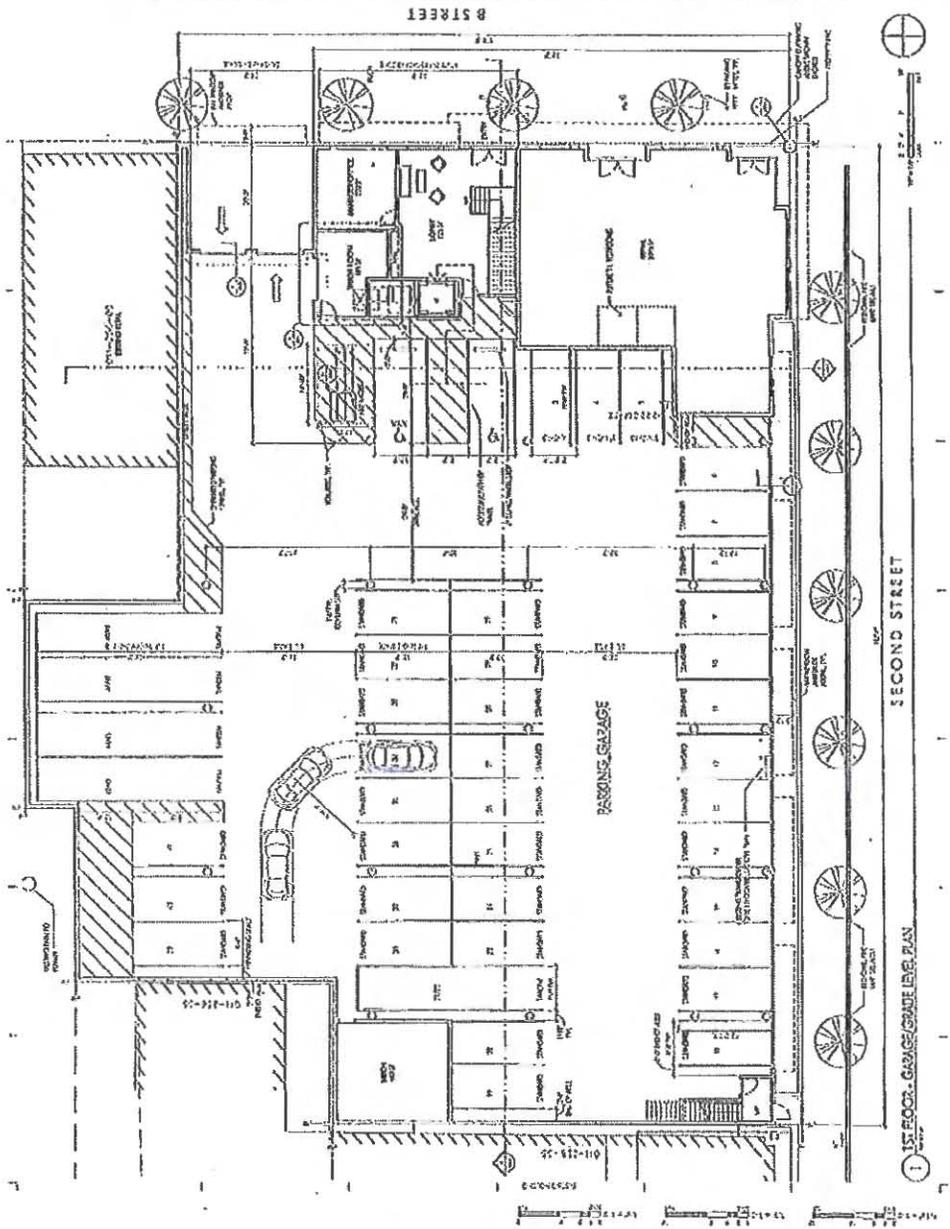
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1ST FLOOR GARAGE GRADE LEVEL PLAN

PROJECT: 2ND AND B STREET
 SHEET: SD A1-0
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**2ND AND
B STREET
SAN RAFAEL HOUSING**

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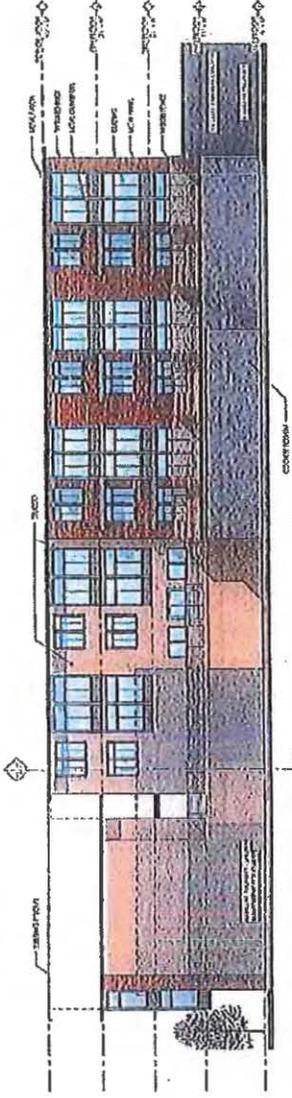
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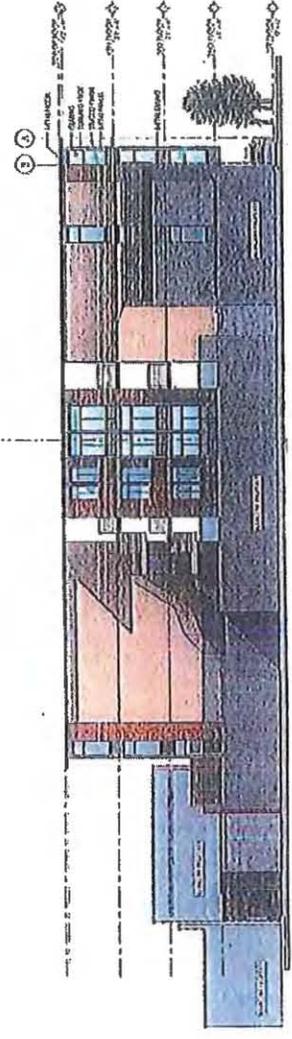
PROPOSED REVISIONS -
NORTH & WEST

DATE: 03/25/2017

SD A3-2



2 NORTH ELEVATION



1 WEST ELEVATION

**2ND AND B STREET
SAN RAFAEL HOUSING**

ENVIRONMENTAL
IMPACT STATEMENT

FIGURE

THE FIGURES SHOW THE PROPOSED PROJECT AND THE EXISTING ENVIRONMENT. THE FIGURES ARE INTENDED TO ILLUSTRATE THE PROJECT'S VISUAL INTEGRATION WITH THE SURROUNDING ENVIRONMENT.

| FIGURE NO. | DESCRIPTION |
|------------|--|
| 1 | EXISTING ENVIRONMENT |
| 2 | PROPOSED PROJECT |
| 3 | PROPOSED PROJECT WITH LANDSCAPING |
| 4 | PROPOSED PROJECT WITH LANDSCAPING AND LIGHTING |
| 5 | PROPOSED PROJECT WITH LANDSCAPING, LIGHTING, AND FURNITURE |
| 6 | PROPOSED PROJECT WITH LANDSCAPING, LIGHTING, FURNITURE, AND SIGNAGE |
| 7 | PROPOSED PROJECT WITH LANDSCAPING, LIGHTING, FURNITURE, SIGNAGE, AND ART |
| 8 | PROPOSED PROJECT WITH LANDSCAPING, LIGHTING, FURNITURE, SIGNAGE, ART, AND PLANTING |
| 9 | PROPOSED PROJECT WITH LANDSCAPING, LIGHTING, FURNITURE, SIGNAGE, ART, PLANTING, AND WATER FEATURES |
| 10 | PROPOSED PROJECT WITH LANDSCAPING, LIGHTING, FURNITURE, SIGNAGE, ART, PLANTING, WATER FEATURES, AND BIODESIGN |
| 11 | PROPOSED PROJECT WITH LANDSCAPING, LIGHTING, FURNITURE, SIGNAGE, ART, PLANTING, WATER FEATURES, BIODESIGN, AND SUSTAINABLE DESIGN |
| 12 | PROPOSED PROJECT WITH LANDSCAPING, LIGHTING, FURNITURE, SIGNAGE, ART, PLANTING, WATER FEATURES, BIODESIGN, SUSTAINABLE DESIGN, AND COMMUNITY PARTICIPATION |
| 13 | PROPOSED PROJECT WITH LANDSCAPING, LIGHTING, FURNITURE, SIGNAGE, ART, PLANTING, WATER FEATURES, BIODESIGN, SUSTAINABLE DESIGN, COMMUNITY PARTICIPATION, AND MONITORING AND EVALUATION |
| 14 | PROPOSED PROJECT WITH LANDSCAPING, LIGHTING, FURNITURE, SIGNAGE, ART, PLANTING, WATER FEATURES, BIODESIGN, SUSTAINABLE DESIGN, COMMUNITY PARTICIPATION, MONITORING AND EVALUATION, AND ADAPTIVE MANAGEMENT |

PHOTO SIMULATIONS

| VIEW NO. | DESCRIPTION |
|----------|--|
| 1 | EXISTING ENVIRONMENT |
| 2 | PROPOSED PROJECT |
| 3 | PROPOSED PROJECT WITH LANDSCAPING |
| 4 | PROPOSED PROJECT WITH LANDSCAPING AND LIGHTING |
| 5 | PROPOSED PROJECT WITH LANDSCAPING, LIGHTING, AND FURNITURE |
| 6 | PROPOSED PROJECT WITH LANDSCAPING, LIGHTING, FURNITURE, AND SIGNAGE |
| 7 | PROPOSED PROJECT WITH LANDSCAPING, LIGHTING, FURNITURE, SIGNAGE, AND ART |
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| 14 | PROPOSED PROJECT WITH LANDSCAPING, LIGHTING, FURNITURE, SIGNAGE, ART, PLANTING, WATER FEATURES, BIODESIGN, SUSTAINABLE DESIGN, COMMUNITY PARTICIPATION, MONITORING AND EVALUATION, AND ADAPTIVE MANAGEMENT |

SD A5-1



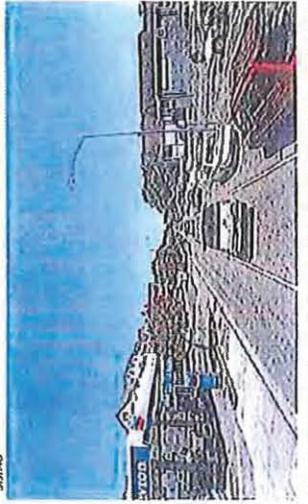
EXISTING



PROPOSED



MAPPING SYSTEMS, INC.



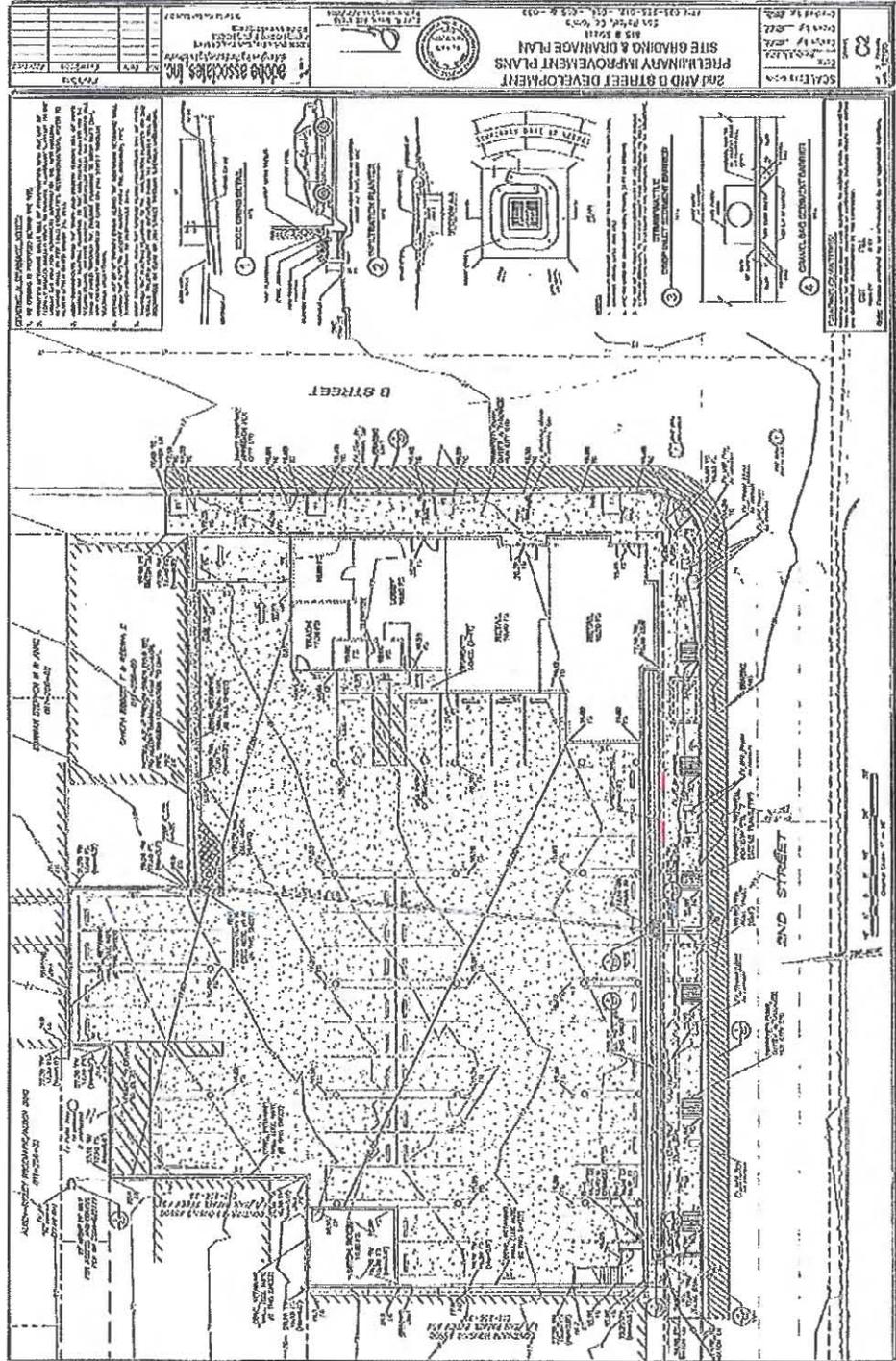
PROPOSED

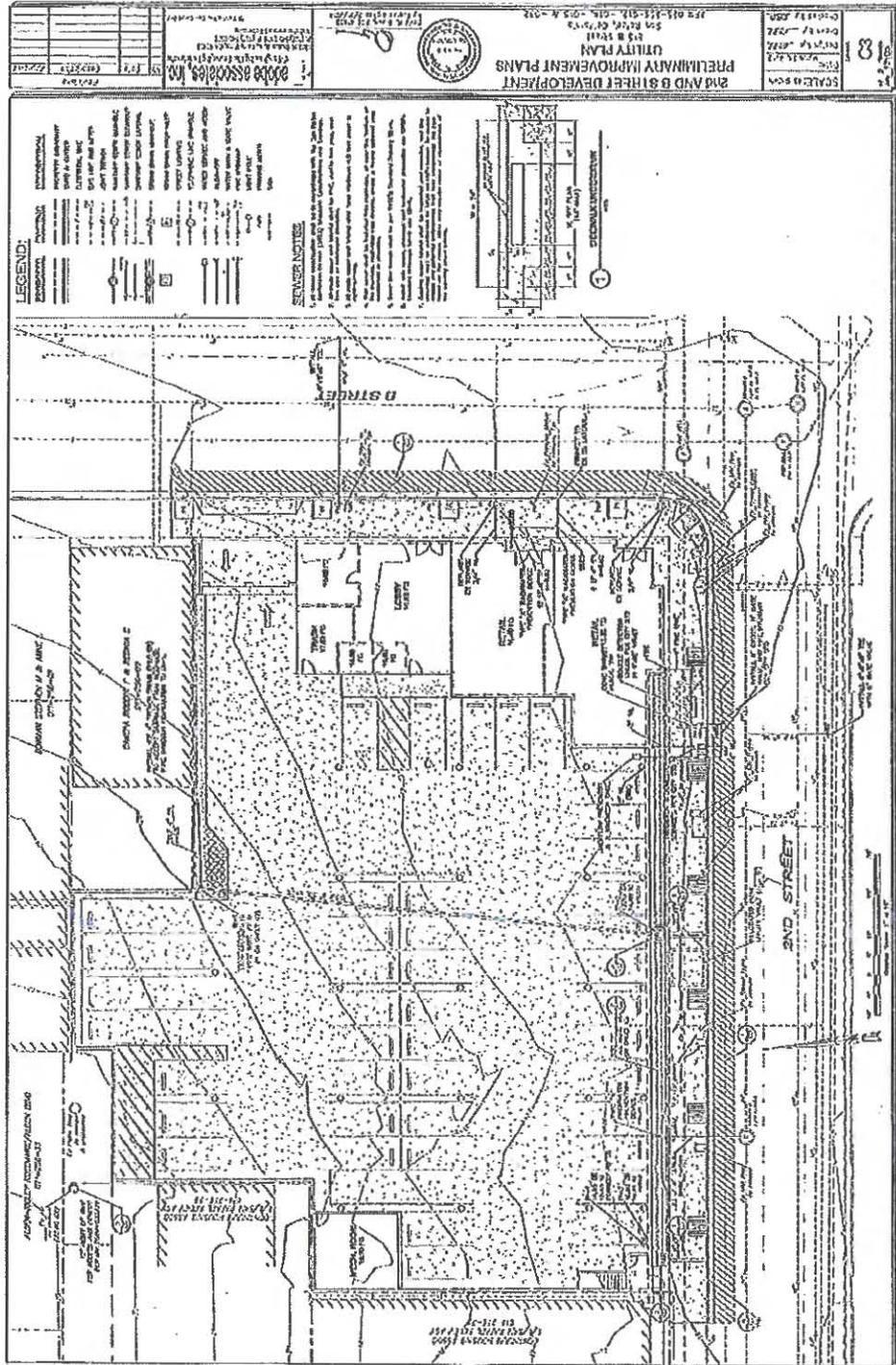


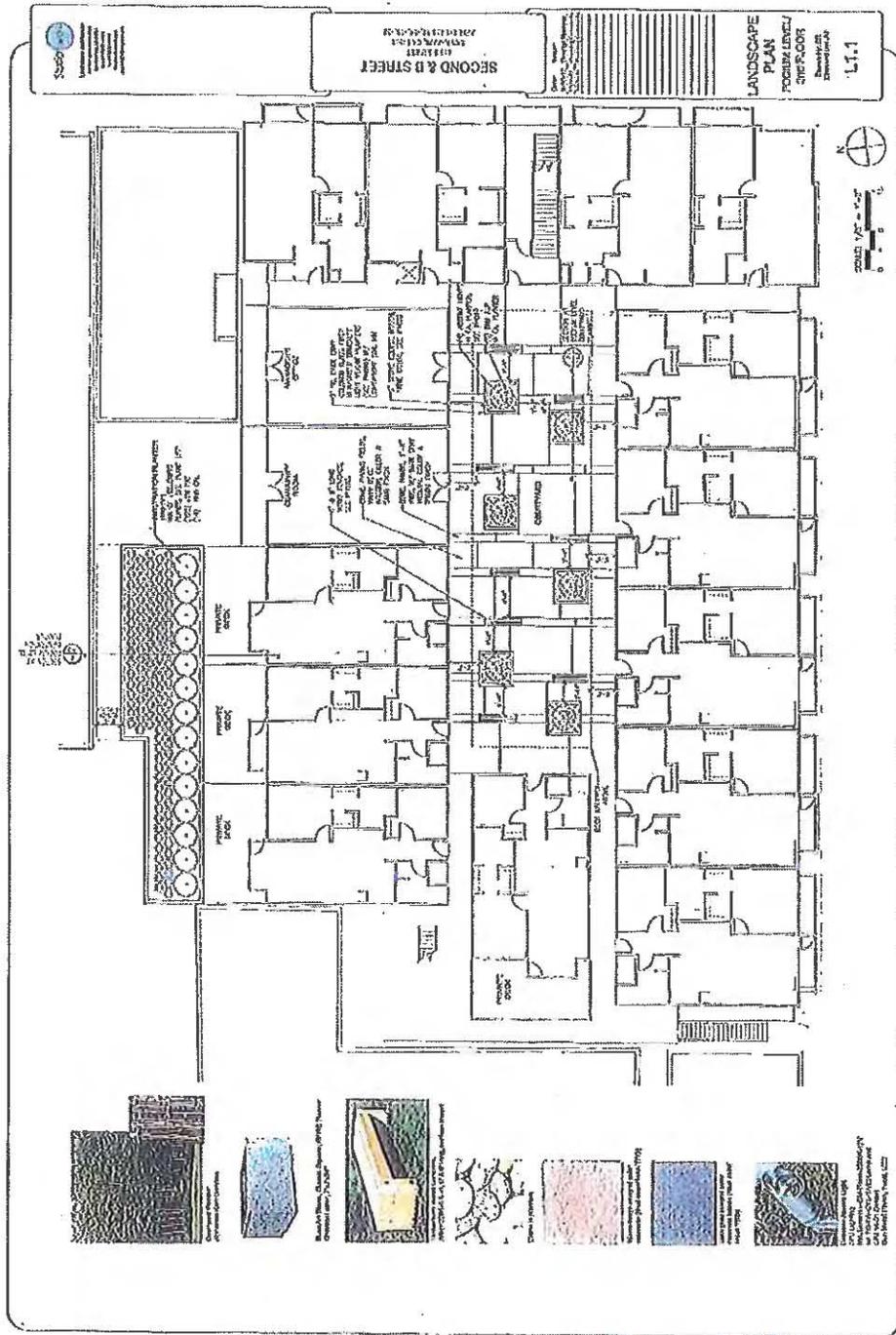
PROPOSED

VIEW 1:
EXISTING ENVIRONMENT WITH PROPOSED PROJECT AND LANDSCAPING.

VIEW 2:
EXISTING ENVIRONMENT WITH PROPOSED PROJECT AND LANDSCAPING AND LIGHTING.







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|---|--|---|----------------------|
| <i>Potentially Significant Impact</i> | <i>Less than significant With Mitigation Incorporation</i> | <i>Less than significant Impact</i> | <i>No Impact</i> |
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EVALUATION OF ENVIRONMENTAL IMPACTS

Evaluation of the Project environmental impacts is prepared as follows:

A brief explanation is provided for all answers except for "No Impact" answers that are adequately supported by the information sources cited in the parentheses following each question below. Answers take into account the whole action involved, including off-site, on-site, cumulative, project-level, direct and indirect, construction and operational impacts. A "No Impact" answer is adequately supported by referenced information sources that show the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone; the project involves a minor zoning text amendments that would not lead to or allow new construction, grading or other physical alterations to the environment). A "No Impact" answer is explained where it is based on project-specific factor as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project specific screening analysis).

A "Potentially Significant Impact" is appropriate where there is substantial evidence that an effect may be significant. A final determination of one or more Potentially Significant Impacts shall require preparation of an EIR.

A Negative Declaration or Mitigated Negative Declaration shall be prepared for the project if it results in a less than significant impact determination based on the analysis, discussion, source reference materials and/or mitigation measures identified herein (to minimize impacts or reduce impacts from a "Potentially Significant" level). Any mitigation measures shall be described and briefly explain how they reduce the effect to a less than significant level.

Mitigation measures or discussion from earlier analysis may be used where, pursuant to tiering, program EIR or other CEQA process, an effect has been adequately analyzed in an earlier environmental document. Section 15063(c)(3)(D). In this case, the Initial Study below includes a brief discussion of the earlier analysis used, impacts that were previously addressed, and mitigation measures that were incorporated or refined. Supporting information sources are attached and cited in the discussion below.

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|---|--|---|----------------------|
| <i>Potentially Significant Impact</i> | <i>Less than significant With Mitigation Incorporation</i> | <i>Less than significant Impact</i> | <i>No Impact</i> |
|---|--|---|----------------------|

I. AESTHETICS

Would the project:

- a. Have a substantial adverse effect on a scenic vista?

Discussion:

The Second and B Street: New San Rafael Housing development is an urban infill development project located in Downtown San Rafael. The project would involve removal of three existing structures and a parking lot in order to construct a new four-story mixed-use development. The project would be generally consistent with existing zoning standards (with exceptions discussed below) and General Plan land use designations. No scenic vistas have been identified in the General Plan at or in the immediate vicinity of this site. There would be no impact.

(Sources: 1, 3)

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|--|---|--|---|----------------------|
| | <i>Potentially Significant Impact</i> | <i>Less than significant With Mitigation Incorporation</i> | <i>Less than significant Impact</i> | <i>No Impact</i> |
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- b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Discussion:

The project site is located approximately one mile west of US 101 in Downtown San Rafael. The segment of US 101 is not a designated state scenic highway. There would be no impact.

(Sources: 1, 3)

- c. Substantially degrade the existing visual character or quality of the site and its surroundings?

Setting and Impacts

The aesthetic experience of the buildings at 1212 and 1214 Second Street, as well as the experience of the surrounding area, is strongly related to the historic character of this neighborhood. The significance of this small neighborhood, which focuses on the intersection of Second and B Streets, is that it is remarkably intact dating from the time that the San Rafael & San Quentin Railroad station was established in the southeast quadrant of Second and B Streets in 1870. The subject residences are related to this era and place because they represent housing purpose-built for rental working- and middle-class tenants, including railroad workers, by the builder and contractor Johannes Petersen (1839-1909). Two additional sites in the immediate vicinity of 1212 and 1214 Second Street were also developed and/or owned and rented out for commercial purposes by Johannes Petersen, but were demolished in 1967 for surface parking lots (1210 Second Street and 809 B Street). The other historic buildings within the immediate area have direct connections to late nineteenth century San Rafael, and non-historic buildings are, for the most part, compatible in scale, design and detailing.

Listed below are the previously identified historic structures that remain in the immediate setting of the subject properties and that contribute to the historic character of this neighborhood. This list includes properties that are San Rafael Historic Landmarks and properties that are considered historic by virtue of the fact that they are listed in the San Rafael Historical Architectural Survey Final Inventory List of Structures and Areas. They are: 1115 Second Street; 1212 Second Street [subject property]; 724 B Street – Flatiron Building (local landmark); 747 B Street/1201 Second Street – the Cosmopolitan Hotel; 810 B Street; 819-823 B Street; 822 B Street; 826 B Street; 838-40 B Street; and 844-48 B Street. Note that these are not necessarily all the historic structures in the vicinity, just those that have been previously recognized by the City of San Rafael.

Despite the demolition of 802 B Street, 809 B Street, 823 B Street, 1210 Second Street, and the residences west of 1212 and 1214 Second Street, this area retains its unique historical identity and appears eligible as a Historic District under California Eligibility Criteria 1 and 3. The proposed project affects the setting of existing historic structures and the integrity of a potential historic district by introducing a much larger building with elements that differ from those that historically occurred in the neighborhood. It is noteworthy that although the existing one-story commercial building on the subject site is not a historic resource, this structure is generally more compatible with the surrounding historic properties on B and Second Streets, which are two-story structures.

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|---|--|---|----------------------|
| <i>Potentially Significant Impact</i> | <i>Less than significant With Mitigation Incorporation</i> | <i>Less than significant Impact</i> | <i>No Impact</i> |
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CEQA Finding

The project proposed for the intersection of Second and B Streets, in addition to demolishing the historic resources at 1212 and 1214 Second Street, will also have an effect on the historic properties on B Street between 745 and 848 B Street and 1201 and 1115 Second Street. The historic character of this important corner will be lost, and the urban design character will be affected by changes in the scale, design, materials, workmanship, detailing, and architectural character of the proposed new structure. The character of the street will also be affected by the proposed garage entrance on B Street, which will affect the pedestrian environment.

Additionally the use of the building will change, removing street front entrances and storefronts along Second and B Streets, as the proposed project is to be constructed on a concrete plinth, with no openings along Second Street. What will be lost here is a sense of what the buildings in a traditional historic neighborhood offer to the street and hence to the neighborhood and a sense of how people interact with the built environment in a traditional neighborhood

The proposed new structure has a negative effect on the present historic character of the neighborhood in the vicinity of the intersection of Second and B Streets. It has a particularly negative effect on Second Street, due to the loss of residential scale and amenities along this street, including front porches, architectural features such as bay windows, and small scale architectural detailing, and the opportunity for interaction between people and the built environment in this location. The proposed design features at the corner of Second and B Street, and the retail frontages along B Street do not relate to the traditional historic character of this street and late nineteenth century commercial streets in general, which are typically more conducive to pedestrian activity. In addition, the historic character of the neighborhood, the late nineteenth century setting for the project, is significantly impacted with this proposal, due in part to the cumulative effect of prior demolitions in what was a highly intact neighborhood centered around the railroad station and early commercial development in this area.

This Initial Study provides a preliminary level of analysis to identify the impact of the project upon aesthetic considerations. Based upon this initial review, preparation of an Environmental Impact Report is required. The EIR will include analysis of potential design mitigation measures as well as project alternatives to address this significant adverse impact.

(Sources: 1, 3, 12)

- d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Discussion:

The proposed development project would significantly intensify the current use of this site. The project would cover the entire site area with a four-story structure as compared with the current uses that include one and two-story structures and a parking lot. This would result in the introduction of new sources of interior lighting for residential and commercial uses as well as landscape and signage lighting. No exterior building lighting is proposed. As noted on the plans, all site lighting would be designed to meet the City of San Rafael minimum illumination standards for safety at all exterior doorways, parking areas and ground level walkways. Specific lighting design would be subject to Design Review Board review and approval and standard City conditions of approval. This would be a less than significant impact.

(Sources: 3, 4)

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significant Impact

No
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II. AGRICULTURE AND FOREST RESOURCES

Would the project: {In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.} In determining whether impacts to a forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resource Board.

- a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Discussion:

The project site is located within Downtown San Rafael and is zoned for mixed-use urban development (CSMU and MUW). The site is presently developed with residential and commercial uses as well as a parking lot and is not prime farmland. There would be no impact.

(Sources: 1, 2, 3)

- b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

Discussion:

See discussion in II.a. above.

(Sources: 1, 2, 3)

- c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by

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|---|--|---|----------------------|

Government Code section 511104(g))

Discussion:

See discussion in II.a. above.

(Sources: 1, 2, 3)

- d. Result in the loss of forest land or conversion of forest land to non-forest use?

Discussion:

See discussion in II.a. above.

(Sources: 1, 2, 3)

- e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Discussion:

See discussion in II.a. above.

(Sources: 1, 2, 3)

III. AIR QUALITY

Would the project:

- a. Conflict with or obstruct implementation of the applicable air quality plan?

Discussion:

In 2011, the City of San Rafael adopted a new Sustainability Element for General Plan 2020 that contains a Climate Change Action Plan (CCAP). The CCAP includes goals to achieve Greenhouse Gas (GHG) level reduction by 2025 and 2050 that exceed the State's goals under AB 32. Because the proposed development project would be consistent with the General Plan land use designation, no analysis of GHG emissions is required under the provisions of the CCAP, provided the project is consistent with the City's "Greenhouse Gas Reduction Strategy Compliance Checklist", which lists all the individual City Ordinances that help implement the City's Sustainability Element goals. In April 2013, the applicant submitted responses to the Checklist that indicate the project would comply with all the Checklist required elements that are applicable to the project (e.g., Green Building Ordinance, Water Efficient Landscape Ordinance, Wood-Burning Appliance Ordinance, Commercial/Multi-Family Recycling Regulations, Bicycle Parking Regulations and Affordable Housing Ordinance) and a few of the recommended elements, including use of recycled water for landscape, natural filtration of hard surface runoff and sidewalk upgrade. Therefore, the project would be consistent with the San Rafael CCAP and potential impacts to air quality would be a less than significant impact.

(Sources: 1, 3)

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| <i>Potentially Significant Impact</i> | <i>Less than significant With Mitigation Incorporation</i> | <i>Less than significant Impact</i> | <i>No Impact</i> |
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Recommended Mitigation Measure:

Air Quality-1

To mitigate potential air quality impacts associated with construction and grading activities, a Dust Control Plan shall be prepared and submitted to the City of San Rafael Community Development Department for review and approval, prior to issuance of a grading permit. The Dust Control Plan shall include the following measures:

- Watering active grading zones a minimum of two times per day.
- Hydro-seeding with native groundcovers inactive grading zones (previously graded areas).
- Suspending all grading activity during periods of high winds (wind gusts exceeding 25 miles/hour).
- Sweeping all paved public roads daily with water sweepers if visible excavation is present.
- Maintaining and operating grading/excavation equipment so as to minimize particulates from exhaust emissions.

The Dust Control Plan shall be implemented during periods of grading when potential dust emissions are likely to occur.

(Sources: 1, 2, 3, 23)

- e. Create objectionable odors affecting a substantial number of people?

Discussion:

The proposed residential and small commercial uses, consistent with surrounding uses in the Downtown district would not create objectionable odors. There would be no impact.

(Sources: 1, 2, 3)

IV. BIOLOGICAL RESOURCES

Would the project:

- a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Discussion:

The proposed project is an urban infill development that would demolish existing commercial and residential structures scattered on the site and an adjoining parking lot and construct a single large four-story mixed-use structure. Presently, the site is almost entirely hardscape, with no natural habitat or geographic features. There is very limited existing landscaping, consisting of five trees in varying states of health, all of which are proposed to be removed with project development. There are no candidate, sensitive or special status species at the project site and there would be no impact.

(Sources: 1, 3, 4, 10)

- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional

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| <i>Potentially Significant Impact</i> | <i>Less than significant With Mitigation Incorporation</i> | <i>Less than significant Impact</i> | <i>No Impact</i> |
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plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

Discussion:

See discussion in IV.a. above.

(Sources: 1, 3, 4, 10)

- c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Discussion:

See discussion in IV.a. above.

(Sources: 1, 3, 4, 10)

- d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Discussion:

See discussion in IV.a. above.

(Sources: 1, 3, 4, 10)

- e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Discussion:

The project site contains five existing trees: three Carob trees located at the entrance to the site along B Street, ranging in size from 20" to 26" in diameter. There is an avocado tree located in the rear yard of the residence at 1212 Second Street that measures 11" in diameter. Finally, there is a 29" diameter Canary Island Date Palm on the north property line. This tree is located at the end of the easement from C Street and is the source of the name for the adjacent multi-family apartment development, known as Lone Palm Court. Four of the five existing trees are within the planned building envelope for the project and are proposed for removal. The fifth existing tree, the Canary Island Date Palm tree, is located within the project site though outside the proposed development envelope. Marin Tree Service evaluated these trees and recommends their removals due to poor condition and conflict with the development plan. In addition, the Landscape Plan identifies three existing Ash trees along the Second Street sidewalk for removal.

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| <i>Potentially Significant Impact</i> | <i>Less than significant With Mitigation Incorporation</i> | <i>Less than significant Impact</i> | <i>No Impact</i> |
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Of the five trees, the Date Palm, due to its size and unique character in this locale may be considered important. Although the City of San Rafael does not have specific heritage tree preservation policies within the Downtown area, it can exercise its discretion to protect important site features during the Design Review process. The landscape plan (Sheets L1.0 - L1.2) indicates that this tree will be removed and replaced with a 36" box of similar species. The plan also provides new street trees, including six Crimson Spire Oaks along Second Street and augments the two existing Flowering Pear trees along the project frontage on B Street with two additional Flowering Pear trees.

The proposed replacement in kind and in place for the Canary Palm tree would satisfy the requirements preservation of significant trees in the City's Environmental and Design Review Permit Review Criteria (Section 14.25.050.G.4.c). There would be no impact.

(Sources: 2, 3, 10)

- f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Discussion:

See discussion above in IV.a.

(Sources: 1, 3, 4, 10)

V. CULTURAL RESOURCES

Would the project:

- a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

Discussion:

The proposed Second and B Streets: New San Rafael Housing development project involves redevelopment of the entire 0.53-acre site, including removal of all existing structures. Currently, the site contains a mid-century one-story, approximately 5,000 square foot commercial structure, and two, two-story single-family residences built between 1887 and 1894. An Historic Resource Report (Appendix A) was prepared for the two single-family residences at 1212 and 1214 Second Street by Painter Preservation and Planning to document the historic context, provide an architectural description, and evaluate the buildings based upon the criteria of the California Eligibility to determine whether they have historical significance. In addition, as discussed in the Aesthetics section above, the proposed project would have potentially significant impacts upon the historic setting of existing buildings in the project vicinity.

Setting and Impacts

The residential structure at 1212 Second Street is a historic resource by virtue of its listing in the San Rafael Historical/Architectural Survey Final Inventory List of Structures and Areas. In previous evaluations, the residential structure at 1214 Second Street was found to have potential to meet the criteria for a "Structure of Merit", as outlined in the City's Historic Preservation Ordinance.

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| <i>Potentially Significant Impact</i> | <i>Less than significant With Mitigation Incorporation</i> | <i>Less than significant Impact</i> | <i>No Impact</i> |
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The Historic Resource Report finds that both properties, 1212 and 1214 Second Street, have historical significance and meet Criteria 1 and 3 of the California Eligibility Criteria and additionally retain sufficient integrity to convey their significance, and are therefore historic resources for purposes of CEQA.

The two residences are significant under Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. The residences at 1212 and 1214 Second Street are significant under this criterion for their association with the rapid development of the San Rafael town site after the coming of the railroad, and as housing developed in proximity to the railroad station for railroad employees and similar workers. They are associated with events that have made a significant contribution to the patterns of local history.

The properties are also significant under Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values. The two residences are a good and particularly urban example of housing in this era in San Rafael and throughout the Bay Area. They are particularly urban examples, in that they are two-story Eastlake-Queen Anne style houses modeled closely on the San Francisco row house, rather than the smaller Victorian cottages and large suburban homes more typical in San Rafael in this era. This housing was made possible by innovations in building, the use of standard dimensioned lumber and wire nails, pattern and plan books for ideas, and inexpensive and readily available mill work to add style to the structures. It is also an increasingly rare example of historic housing within the original San Rafael town site, representing an era when housing was mixed with other uses in proximity to transportation and commercial businesses in the downtown core. The properties embody the distinctive characteristics of a type, period, region, and method of construction.

CEQA Finding:

As noted above, the Historic Resource Report finds that the residential structures at 1212 and 1214 Second Street meet two of the four Eligibility Criteria of the State of California. These criteria are used by the State and local agencies to determine whether, under CEQA, impacts to a historic property as a result of a project proposal have the potential to create a substantial adverse change to the resource. In order to be eligible for listing on the California Register of Historic Resources and be determined significant, a historical resource must meet one or more of the four criteria. Therefore, the properties are deemed historic resources and proposed demolition is considered a "substantial adverse change". A substantial adverse change is defined as demolition, destruction, relocation, or alteration activities, which would impair historical significance. In addition to meeting one or more of the criteria, a property must also retain its integrity. Integrity is defined as a function of a property's location, design, setting, materials, workmanship, feeling and association. The Historic Resources Report finds that the structures both retain integrity.

Consistent with Section 15064.5(b), a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. The proposed demolition of the historic structures at 1212 and 1214 Second Street would be a significant adverse impact and an Environmental Impact Report shall be prepared.

(Sources: 1, 3, 4, 12, 20)

- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

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| <i>Potentially Significant Impact</i> | <i>Less than significant With Mitigation Incorporation</i> | <i>Less than significant Impact</i> | <i>No Impact</i> |
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Discussion:

According to both the City of San Rafael's adopted Archaeological Sensitivity Map and "PastFinder", a citywide database of parcel-specific archaeological sensitivity reports for development proposals that involve excavation or grading, the four adjacent parcels that comprise the project site have a sensitivity rating of "low" and no archaeological consultation is recommended prior to initiating a permitted project.

Based upon this preliminary cultural resource investigation, the chance of unknown archaeological resources being uncovered during excavation, grading or construction is remote. It is recommended that the following mitigation measure, which is standard procedure for archaeological resources that are uncovered during construction, be implemented to ensure that disturbance of unknown cultural resources during project excavation, grading and construction activities would be reduced to a less than significant level.

Cultural Resources- 1:

If, during grading or construction activities, any archaeological artifacts or human remains are encountered, the following measures shall be implemented:

- Construction shall cease immediately within 150 feet of the find until it can be evaluated by a qualified archaeologist, the Federated Indians of the Graton Rancheria, and Planning staff. Planning staff and the qualified archaeologist shall promptly visit the site. The qualified archaeologist shall conduct independent evaluation of the "find" to determine the extent and significance of the resource, and to develop a course of action to be adopted that is acceptable to all concerned parties. If mitigation is required, the first priority shall be avoidance and preservation of the resource. If avoidance is not feasible, an alternative archaeological management plan shall be prepared that may include excavation. If human remains are unearthed, the Marin County Medical Examiner's office also shall be notified. All archaeological excavation and monitoring activities shall be conducted in accordance with prevailing professional standards, as outlined in Appendix K of the State CEQA Guidelines and by the California Office of Historic Preservation. The Native American community shall be consulted on all aspects of the mitigation program.

(Sources: 1, 3, 12, 21, 22)

- c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Discussion:

See discussion in V.b. above. No known unique paleontological or geologic features have been identified within the project area or on the subject site. No further study is necessary.

(Sources: 1, 3)

- d. Disturb any human remains, including those interred outside of formal cemeteries?

Discussion:

See discussion in V.b. above. There are no formal cemeteries or known interred human remains within the project area or on the subject site. No further study is necessary.

(Sources: 1, 3, 12, 21, 22)

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| <i>Potentially Significant Impact</i> | <i>Less than significant With Mitigation Incorporation</i> | <i>Less than significant Impact</i> | <i>No Impact</i> |
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VI. GEOLOGY AND SOILS

Would the project:

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Discussion:

The project site is located within a seismically active area and will therefore experience the effects of future earthquakes. Active earthquake fault zones within close proximity include the Hayward, San Andreas and Rodgers Creek faults, approximately 7-12 miles from the project site. In the event of a major earthquake in the Bay Area, the site may be susceptible to seismic shaking and related ground failure. However, surface rupture is highly unlikely at this site since no active faults are known to cross the project site and the site is not located within the Alquist-Priolo Earthquake Fault Zone. There would be no impact.

(Sources: 3, 6, 19)

ii) Strong seismic ground shaking?

Discussion:

As discussed in the project Geotechnical Investigation, strong seismic ground shaking at the site is highly probably during the life of the project. The intensity of ground shaking will depend on the characteristics of the causative fault, distance from the fault, the earthquake magnitude and duration, and site-specific geologic conditions. The report concludes that the project improvements would be designed in accordance with the California Building Code and recommended seismic design criteria provided in the Geotechnical Investigation report. This would be a less than significant impact.

(Sources: 3, 6)

iii) Seismic related ground failure, including liquefaction?

Discussion:

Liquefaction refers to the sudden, temporary loss of soil strength during strong ground shaking. This phenomenon can occur where there are saturated, loose, granular (sandy) deposits subjected to seismic shaking. Liquefaction-related impacts include settlement, flow failure and lateral spreading. Saturated, relatively clean, granular deposits were not encountered at the project site; therefore the potential for liquefaction at the project site is low. Ground settlement, lurching and cracking are also potential seismic impacts. Soil tests at the project site indicate that ground settlement of the near surface soils in a seismic event would be minor. Lurching and ground cracking

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generally occur along the tops of slopes and the site is located on relatively flat ground, thus the potential for significant lurching and ground cracking is low. There would be no impact.

(Sources: 3, 6)

iv) Landslides?

Discussion:

As noted above, the project site consists of nearly flat slopes and slope stability is not a geologic hazard. There would be no impact.

(Sources: 3, 6)

b. Result in substantial soil erosion or the loss of topsoil?

Discussion:

Sandy soils on moderate slopes or clayey soils on steep slopes are susceptible to erosion when exposed to concentrated surface water flow. The site is relatively level with little relief thus the potential for significant erosion at the site is minimal. Project development would cover the entire site with the proposed structure and landscaping improvements. As proposed, the civil plans collect surface water into a storm drain system to temporary retention systems onsite and into the City storm drainage system. Erosion control measures during and after construction would conform to Regional Water Quality Control Board standards as required in project conditions of approval. There would be no impact.

(Sources: 3, 6)

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on, or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?

Discussion:

As discussed in the project Geotechnical Investigation, site soils consist of medium stiff to stiff silty clay alluvium over sandstone bedrock. The Geotechnical Investigation recommends that foundation design, consisting of drilled piers and grade beams with spread footings be supported on bedrock to minimize settlement on site. In the December 2012 report, Miller Pacific also addressed the need for underpinning of the adjacent existing foundations or other measures to support the proposed excavations and retaining walls for the project design. The buildings located adjacent to the northwest portion of the site are of particular concern, where cuts up to 5-feet in depth are planned. Drilled piers installed before excavation is one method to provide temporary support to adjacent structures during excavation and permanent support of the new building retaining walls.

(Sources: 3, 6)

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or

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| <i>Potentially Significant Impact</i> | <i>Less than significant With Mitigation Incorporation</i> | <i>Less than significant Impact</i> | <i>No Impact</i> |
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property?

Discussion:

The Miller Pacific Engineering Group Geotechnical Investigation indicates that expansive soils were not observed during their field investigations of the project site and state that the potential for structural damage due to expansive soils is low. There would be no impact.

(Sources: 3, 6)

- e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Discussion:

The project site is located within Downtown San Rafael where sewer disposal systems are in place. The proposed project does not include septic tanks or alternative wastewater disposal systems. There would be no impact.

(Sources: 3)

VII. GREENHOUSE GAS EMISSIONS

Would the project:

- a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Discussion:

In 2011, the City of San Rafael adopted a new Sustainability Element for General Plan 2020 that contains a Climate Change Action Plan (CCAP). The CCAP includes goals to achieve Greenhouse Gas (GHG) level reduction by 2025 and 2050 that exceed the State's goals under AB 32. Because the proposed development project would be consistent with the General Plan land use designation, no analysis of GHG emissions is required under the provisions of the CCAP, provided the project is consistent with the City's "Greenhouse Gas Reduction Strategy Compliance Checklist", which lists all the individual City Ordinances that help implement the City's Sustainability Element goals.

In April 2013, the applicant submitted responses to the Checklist that indicate the project would comply with all the Checklist required elements that are applicable to the project (e.g., Green Building Ordinance, Water Efficient Landscape Ordinance, Wood-Burning Appliance Ordinance, Commercial/Multi-Family Recycling Regulations, Bicycle Parking Regulations and Affordable Housing Ordinance) and a few of the recommended elements, including use of recycled water for landscape, natural filtration of hard surface runoff and sidewalk upgrade. Therefore, the project would be consistent with the San Rafael CCAP and GHG emissions would be mitigated to a less than significant level through compliance with the implementing Ordinances.

(Sources: 1, 3, 11)

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- b. Conflict with an applicable plan, policy or regulation for the purpose of reducing the emissions of greenhouse gases?

Discussion:
See discussion in VII.a. above.

(Sources: 1, 3, 11)

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Discussion:
The proposed project to demolish existing commercial and residential structures and construct a new 3-story residential apartment building over ground floor retail and garage parking would not involve routine transport, use or disposal of hazardous materials and would not create a significant hazard to the public. The project plans have been reviewed by City Departments, including Public Works, Police and Fire. Construction activities on the site would not involve materials hazardous to the public. Project construction would be subject to inspection by the City.

Proposed demolition of existing structures at the site could involve removal and disposal of hazardous materials such as asbestos or lead that could potentially impact the health of persons residing and working in the area during construction activities. Compliance with recommended Mitigation Measure Hazards-1 would ensure that demolition activities do not impair the public health and reduce this impact to a less than significant level.

Recommended Mitigation Measure:

Hazards-1

To reduce the potential exposure of the public to hazardous materials such as asbestos or lead during proposed demolition activities, a hazardous material remediation plan shall be prepared and submitted to the City of San Rafael Community Development Department for review and approval prior to issuance of a demolition permit.

(Sources: 3, 16)

- b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Discussion:
See discussion in VIII.a. above.

(Sources: 3, 16)

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- c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Discussion:

See discussion in VIII.a. above.

(Sources: 3, 16)

- d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Discussion:

The project site is located within Downtown San Rafael and is not included on a list of hazardous material sites. There would be no impact.

(Sources: 1, 3)

- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

Discussion:

The project site is located within Downtown San Rafael and is not within two miles of a public airport nor located within an airport land use plan. There would be no impact.

(Sources: 1, 3)

- f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

Discussion:

See discussion in VIII.e. above.

(Sources: 1, 3)

- g. Impair implementation of or physically interfere with an adopted emergency

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response plan or emergency evacuation plan?

Discussion:

The 815 B Street project, an infill redevelopment located within Downtown San Rafael, would be consistent with the General Plan 2020 and Zoning Ordinance in terms of the types of land uses, mixed use residential and commercial. The project has been reviewed by City Departments, including Public Works, Fire, Police and responsible agencies. No concerns have been raised about the City's ability to provide services the project site nor that it would interfere with and adopted emergency response or evacuation plan. There would be no impact.

(Sources: 1, 2, 3, 16)

- h.* Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Discussion:

The project site is not located within the City's Wildland-Urban Interface high-severity fire zone (WUI) and there would be no impact.

(Sources: 1, 2, 3)

IX. HYDROLOGY AND WATER QUALITY

Would the project:

- a.* Violate any water quality standards or waste discharge requirements?

Discussion:

The proposed 815 B Street project is an urban infill development that would replace the existing structures consisting of two single family residences and a commercial building with a new 4-story mixed use building containing 41 residential apartments and approximately 2,000 square feet of retail space. The current structures are connected to the City's existing sewer system. A preliminary sanitary sewer analysis was prepared for the project by Adobe Associates, Inc. The proposed sanitary sewer improvements include the connection of 4" sewer laterals from the retail space to the existing 8" sewer main on B Street and the connection of a new 6" sewer line from the apartment units to the existing 8" sewer main on Second Street. The report tabulates the fixture counts, fixture unit demands and total flow rates for the proposed sewer lines and demonstrates that the proposed sewer lines would provide sufficient capacity for the project. Thus, the project would not violate any water quality standards or waste discharge requirements. There would be no impact.

(Sources: 1, 3, 8)

- b.* Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells

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| <i>Potentially Significant Impact</i> | <i>Less than significant With Mitigation Incorporation</i> | <i>Less than significant Impact</i> | <i>No Impact</i> |
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would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Discussion:

The project site is a developed 0.53 acre site located in Downtown San Rafael. The current uses, and proposed new uses would continue to, receive water service from Marin Municipal Water District (MMWD). MMWD has reviewed the project plans and provided their comments in a letter to the City with the finding that there is adequate water supply to service the proposed project. There are no active wells at the site and the project would have no impact upon groundwater recharge given the site is fully developed.

(Sources: 3, 13)

- c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?

Discussion:

See discussion in IX.b. above. As noted in the Geology and Soils section VI.b. above, the proposed project is an urban infill development and would not impact streambeds nor result in substantial erosion or siltation on or off-site. There would be no impact.

(Sources: 3, 6)

- d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off- site?

Discussion:

As discussed in the IX.b. above, redevelopment of the urbanized project site would not alter existing drainage patterns. Urban services to the proposed development project would be upgraded to accommodate the increased demand for service. Adobe Associates, Inc. prepared a Preliminary Drainage Analysis for the proposed project in December 2012 and updated the report in May 2013. The report notes that runoff from the project site currently is conveyed by the existing curbs and gutters in a north-to-south direction on B Street and east-to-west direction on Second Street toward a catch basin at the corner of Second Street and C Street to the west of the site. With the proposed improvements, runoff from the building roof would be conveyed by roof gutters to downspouts and then piped to two infiltration planters for on-site treatment before being directed and discharged at street curbs into the storm drainage system. The first infiltration planter is on level 2 of the building and the second planter is adjacent to the building, along the sidewalk on Second Street. Required total infiltration area for the project site has been calculated as 1,380 square feet, exceeding the requirement for 935 square feet (4% of the 0.53 acre site area). Drainage analysis in the report confirms that the proposed curb drains would be sufficient to handle storm runoff from the building roof during a 100-year storm event. Therefore, there would be no increased risk of flooding on or off-site.

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It is required by Marin County Storm Water Pollution Prevention and the City of San Rafael requirements that the proposed development would not increase the discharged storm drain peak flow and volume. Because the site is currently fully covered with structures and a parking lot, redevelopment of the site with the proposed project would not change the flow and volume of storm drain run-off discharged from the site. Infiltration planters and underground storage (if required) would be designed to eliminate impacts to water quality and quantity downstream. There would be no impact.

(Sources: 3, 7)

- e. Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Discussion:

See discussion in IX.d. above.

(Sources: 3, 7)

- f. Otherwise substantially degrade water quality?

Discussion:

See discussion in IX.d. above.

(Sources: 3, 7)

- g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

Discussion:

As indicated in General Plan 2020 Exhibit 29, Flood Hazard Areas, the project site is located outside the area of the 100-year flood, in a zone that is mapped as the area between the limits of the 100-year flood and the 500-year flood on the current FEMA Flood Insurance Rate Map. The proposed new development would contain 41 residential units. The 815 B Street project proposes drainage improvements sufficient to handle project runoff in a 100-year storm event, as discussed in IX.d. above. There would be no impact.

(Sources: 1, 3, 7, 18)

- h. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?

Discussion:

See discussion in IX.g. above.

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(Sources: 3, 7)

- i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Discussion:

The project site at this location in Downtown San Rafael is not susceptible to flooding as a result of the failure of a levee or dam as no such structures are located within the vicinity of San Rafael. The project site also would not be subject to flooding from the tidal influenced San Rafael Canal, as identified on the Flood Insurance Rate Map. This is a relatively flat site with urban storm drainage facilities in place within adjacent streets. Drainage facilities for the site will be upgraded as part of the development plan to manage runoff from a 100-year storm event, as discussed above in IX.d.

(Sources: 1, 3, 7, 18)

- j. Inundation by seiche, tsunami, or mudflow?

Discussion:

There would be no risk of inundation by seiche, tsunami or mudflow at the project site, which is located on relatively flat land in the Downtown area and well inland from San Francisco Bay. There would be no impact.

(Sources: 1, 3)

X. LAND USE AND PLANNING

Would the project:

- a. Physically divide an established community?

Discussion:

The project site is designated in the General Plan 2020 for mixed-use development (Second/Third Mixed Use) and has two zoning classifications that call for mixed-use development (Second/Third Street Mixed Use West and Cross Street Mixed Use). As noted in the General Plan Exhibit 11, the land use designation encourages retail usually accessed by car along Second Street and neighborhood serving and specialty retail uses and residential uses west of "B" Street. Adjacent uses in the vicinity of the project site range from the 60-unit Lone Palm Court apartments adjacent to the west on C Street, commercial businesses along B Street to the north and east, some with residential units or offices on upper floors, reflecting a varied combination of residential and commercial uses typical of Downtown San Rafael.

The current uses of the site include similar types of uses, although they are in separate structures: two single-family residential structures, a commercial building, and a parking lot. The proposed 815 B Street development plan would be consistent with the General Plan land use and Zoning designations, providing a mixed residential and commercial use building. The project is eligible to exceed the maximum density established by the General Plan and Zoning Ordinance given that the provides certain levels of affordable housing project and based on state density bonus law, is required to receive a density bonus. The project would involve redevelopment of the existing uses, continuing the pattern of the types of uses in the Downtown area but also significantly intensifying them. Therefore, the proposed development would not physically divide an established community, rather it would create a more dense and modern development within the Downtown district. There would be no impact.

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(Sources: 1, 2, 3)

- b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Discussion:

As discussed above in X.a., the proposed residential and commercial uses in the 815 B Street development plan would be consistent with the General Plan Land Use Map and Zoning designations. The Second/Third Mixed Use land use designation provides a maximum density of 32-62 units per acre. The development standards of the two zoning districts on the project site would permit a maximum of 30 units. The applicant proposes to meet the criteria for a State Density Bonus that would allow a maximum of 41 units, as proposed in the 815 B Street development plan. Based on state law, density bonus units for affordable housing projects do not render the project inconsistent with local land use or density regulations. The project is also generally consistent with other development standards regulating building height, parking, and landscaping.

As discussed above in Section VII., the proposed project would also be consistent with policies in the General Plan Climate Change Action Plan (CCAP), which seeks to limit GHG emissions and implement regional air quality goals. Therefore, the project would not conflict with applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. There would be no impact.

(Sources: 1, 2, 3)

- c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

Discussion:

The project site is located in Downtown San Rafael where there are no adopted habitat conservation plans nor natural community conservation plans for this area. There would be no impact.

(Sources: 1, 3)

XI. MINERAL RESOURCES

Would the project:

- a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Discussion:

No known mineral resources would be impacted by the proposed project, which is a fully developed site located in Downtown San Rafael. There would be no impact.

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| <i>Potentially Significant Impact</i> | <i>Less than significant With Mitigation Incorporation</i> | <i>Less than significant Impact</i> | <i>No Impact</i> |
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(Sources: 1, 3)

- b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Discussion:

The project site is located in Downtown San Rafael and is not identified in the General Plan 2020 as a mineral resource recovery site. There would be no impact.

(Sources: 1, 3)

XII. NOISE

Would the project:

- a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Discussion:

The noise environment of the project site is dominated by the traffic noise from the adjacent streets. The 815 B Street mixed-use development project is located at the northwest corner of the intersection of Second and B Streets. Adjacent and surrounding properties include residential housing or mixed commercial/residential uses, including the Lone Palm Court Apartments to the west and residential above commercial storefronts on B Street.

The San Rafael General Plan 2020 includes policies to minimize noise impacts upon new and existing residential uses. Noise Policy N-1 requires acoustical studies for all new residential projects within the projected Ldn 60 dB noise contours so that noise mitigation measures can be incorporated into project design. Noise Policy N-2 establishes an interior noise environment requirement of Ldn 45 and an outdoor noise requirement of Ldn 65 or less for residential uses in the Downtown area. In addition, the San Rafael Municipal Code has an adopted Noise Ordinance (Chapter 8.13), which establishes construction noise limitations and hours of operation.

An Acoustical Assessment was prepared by Wilson Ihrig & Associates for the project in January 2013 and updated in a Memorandum June 10, 2013. Noise measurements were recorded at four sites on the property over the course of a week. The analysis states that noise data collected at the project site indicate that the environment is "conditionally acceptable" for housing per the City of San Rafael General Plan Noise Element. This rating means that housing is an acceptable use provided the building provides adequate insulation from exterior noise sources. The report concludes that the proposed brick and stucco exterior building material would provide more than adequate noise reduction to attain the interior noise requirement; however, commercially-available, sound-rated windows would be necessary to maintain a satisfactory indoor noise environment. The Acoustical Assessment concludes that windows should have an Outdoor-Indoor Transmission Class (OITC) rating of 24, which exceeds the standard required under Title 24 of the Uniform Building Code. In addition, the building design will need to provide an alternative ventilation system per Title 24 when windows are closed for habitable rooms with exterior noise exposures greater than Ldn 60.

Although construction methods have not been determined yet, excavation work will be required and standard construction equipment, such as backhoe, drill rig, grader, cement trucks, dump trucks, and hammering of nails

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for wood construction are assumed. During construction, noise impacts due to construction activities would be expected to meet the noise limits of the San Rafael Noise Ordinance (i.e., to be below 90 dBA property plane limit) except when site grading activities are within 28 feet of the adjacent properties to the west, as shown in Figure 3 of the Wilson Ihrig report. The Noise Ordinance limits construction activities, including demolition, alteration and maintenance of construction equipment, deliveries of materials or equipment to the site. Noise is limited to 90 dBA at any point outside the project site. Construction hours are limited to between 7:00 A.M. and 6:00 P.M. from Monday to Friday, and between 9:00 A.M. and 6:00 P.M. on Saturday. The project would be required, as a condition of approval, to comply with the City's Noise Ordinance at all times. Compliance with recommended Mitigation Measures Noise-1, -2 and -3 would ensure that all project related noise impacts are reduced to a less than significant level.

Recommended Mitigation Measures

Noise-1

To mitigate operational noise, the construction drawings shall provide OITC 24 windows along and near the Second Street façade and standard double-paned windows at all other facades. All habitable rooms with exterior noise exposures greater than Ldn 60 will require alternative ventilation per Title 24.

Noise-2

The City of San Rafael Noise Ordinance construction noise requirements shall be met. Construction noise related to demolition and grading work done within 15 feet of the west property line could exceed the Ordinance requirements. To ameliorate the noise effects from this work, the neighbors shall be informed beforehand when the work will be performed, its duration, and daily schedule. Any input neighbors have on construction scheduling shall be incorporated to the extent feasible, and the work should be conducted as quickly as possible to minimize exposure time.

Noise-3

To minimize the potential noise impact on adjacent residences when the existing structures on the project site are demolished and when site preparation work is done, the following measures shall be implemented:

- The contractors shall provide heavy machinery and pneumatic tools equipped with mufflers and other sound suppression technologies.
- The contractors shall shut down equipment expected to idle more than 5 minutes.

(Sources: 1, 2, 3, 9)

b. Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?

Discussion:

See discussion in XII.a. above. Construction activities are anticipated to include standard excavation equipment and methods for the development project including for placement of drilled piers that may be necessary to provide underpinning of existing adjacent structures during site excavation. Therefore, construction activities would not involve excessive ground borne vibration or ground borne noise levels. This would be a less than significant impact.

(Sources: 1, 3, 9)

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| | <i>Potentially Significant Impact</i> | <i>Less than significant With Mitigation Incorporation</i> | <i>Less than significant Impact</i> | <i>No Impact</i> |
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- c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Discussion:

The Wilson, Ihrig & Associates Acoustical Assessment states that the noise environment is dominated by the traffic noise from adjacent streets. As stated above, the measured Ldn levels place the project in the "conditionally acceptable" land use compatibility category based upon the existing noise environment in this Downtown location. The report projects future noise levels based upon estimates of the change in traffic volume over time, assuming an annual 3% growth in traffic volume over 10 years. This assumed level of growth would increase the ambient noise environment by 1dB over the 10-year period. The report forecasts future noise levels at the building facades and concludes that future noise levels could reach Ldn of 72 along Second Street and Ldn 70 along B Street. This estimated increase would be an approximately 1 Ldn dB increase from the existing noise environment measurements for the project site on these two street frontages. This increase would not be generated by the project itself but rather by the overall growth in traffic within the region. This would be a less than significant impact.

(Sources: 1, 3, 9)

- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Discussion:

See discussion of temporary construction noise impacts related to the proposed project and the recommended mitigation measure Noise-2, in XII.a. above.

(Sources: 1, 3, 9)

- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Discussion:

The project is located in Downtown San Rafael and is not within an airport land use plan area. There would be no impact.

(Sources: 1, 3)

- f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Discussion:

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| <i>Potentially Significant Impact</i> | <i>Less than significant With Mitigation Incorporation</i> | <i>Less than significant Impact</i> | <i>No Impact</i> |
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The project is located in Downtown San Rafael and is not within the vicinity of a private airstrip. There would be no impact.

(Sources: 1, 3)

XIII. POPULATION AND HOUSING

Would the project:

- a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Discussion:

The proposed Second and B Streets: New San Rafael Housing project would create 41 new apartment units (net increase of 39 residential units after construction) and increase population in San Rafael by approximately 95 people based upon the City's projected average household size of 2.44 persons in General Plan 2020). The project would meet the use and density standards of the San Rafael General Plan 2020 and also the Zoning Ordinance through provisions of the State Density Bonus law. These provisions, including providing inclusionary affordable housing at designated affordability levels and requesting concessions permissible under State law, would allow the project to exceed the maximum permitted density by 11 units. This is modest increase in residential population growth that supports local and State goals to create affordable housing and to intensify housing within existing urban centers. There would be no impact.

(Sources: 1, 2, 3)

- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Discussion:

The proposed Second and B Streets: New San Rafael Housing development involves the creation of 41 new residential apartment units and the demolition of two existing single family residential units. The loss of two single-family units would be fully offset by the net increase of 39 units in the same location, thus construction of replacement housing elsewhere would not be necessary. There would be no impact.

(Sources: 1, 3)

- c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Discussion:

See discussion in XIII.b. above.

(Sources: 1, 3)

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XIV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a. Fire protection?

Discussion:

The Second and B Streets: New San Rafael Housing project is an urban infill development on 0.53 acres that would not be of a scale that requires new or physically altered government facilities and it would not impact the quality of service, response times or other performance objectives for any of the public services. The San Rafael Fire Prevention Bureau has reviewed the proposed development plan and provided a list of recommended conditions of approval in order to provide efficient service to this new project. There would be no impact.

(Sources: 3, 16)

b. Police protection?

Discussion:

The San Rafael Police Department reviewed the proposed development project and noted that they expect an increase in calls for service due to the location across the street from St. Vincent's Dining Hall. The anticipated increase in calls would not cause any service issues for the Department. There would be no impact.

(Sources: 3, 16)

c. Schools?

Discussion:

The project site is located in Downtown San Rafael and is served by the San Rafael Unified School District. The Second and B Streets: New San Rafael Housing project would cause a small increase in student enrollment in local schools. The City of San Rafael would impose a condition of approval requiring that School fees be paid prior to issuance of a Building Permit. The school fees for residential construction are currently computed at \$2.97 per square foot of new conditioned living space. Calculations are done by the San Rafael City Schools and fees are paid directly to them. This would be a less than significant impact.

(Sources: 3, 16)

d. Parks?

Discussion:

The Second and B Streets: New San Rafael Housing project would cause a small increase in demand for park use in San Rafael and the region with the construction of a net increase of 39 residential units on the subject property.

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To mitigate this increase in demand, the City of San Rafael would impose a condition of approval requiring that Parkland Dedication or development fees be paid prior to issuance of a Building Permit. This Parkland Dedication fee, intended to provide funding for park and recreational facilities maintenance and development, for residential construction, are currently computed at \$1,967 per new dwelling unit. This would be a less than significant impact.

(Sources: 1, 3)

e. Other public facilities?

Discussion:

Other public facilities within the Downtown San Rafael area include the San Rafael Community Center, at 618 B Street in very close proximity to the project site, is a multi-purpose facility the includes club rooms, lounge, auditorium with theatrical stage and kitchen. In addition, the San Rafael Public Library is located at 1100 E Street and City Hall is located at 1400 5th Avenue. Falkirk Mansion is located at 1408 Mission Avenue. New residents of the proposed project would have access to these facilities, all located within walking distance. The development of a 39 (net) new residential units on the site would not cause adverse impacts upon these public facilities, which are primarily funded through property tax revenues and user fees. There would be no impact.

(Sources: 1, 3)

XV. RECREATION

Would the project:

a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Discussion:

Existing City parks and recreation facilities within close proximity to the project site in the Downtown San Rafael area include Albert Park and Gerstle Park to the south, Boyd Park and Falkirk Cultural Center to the north, and Sun Valley Park to the northwest. Further to the east, are Pickleweed Park, Peacock Park and Community Gardens. China Camp State Park is located along the Bay shoreline to the east of central San Rafael. Within the City of San Rafael corporate limits, there are a total of 25 parks and three community centers.

New residential development projects would be expected to increase demand for use of existing neighborhood and regional parks and recreation facilities. The proposed Second and B Streets: New San Rafael Housing project involves the addition of 39 (net) new residential apartment units with an approximate population increase (net) of 95 residents on the site (based upon the City's projected average household size of 2.44 residents in the General Plan 2020). As indicated above, the City has a wide range of recreation and park facilities located within close proximity to the project site and many others within the City limits. The City of San Rafael requires payment of a Parkland Dedication fee at the time of new residential development approval for the City's use in acquiring and improving parkland for use by existing residents and the additional residents generated by new development. This Parkland Dedication Fee is calculated currently at \$1,967 per new dwelling unit, totaling approximately \$80,687 for the 41-unit development. Therefore, the impact of the proposed project upon existing parks and recreation facilities would be less than significant.

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(Sources: 1, 3, 16)

- b. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

Discussion:

The proposed Second and B Street: New San Rafael Housing development project includes a community recreation room and landscaped courtyard on the second floor for the apartment residents' use. These facilities would enhance the residents' experience of living in a dense Downtown environment. As discussed in XV.a., above, the project would not create a significant adverse impact upon existing City parks and recreational facilities nor require construction or expansion of recreational facilities that might have an adverse physical effect on the environment. There would be no impact.

(Sources: 1, 3)

XVI. TRANSPORTATION/TRAFFIC

Would the project:

- a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant component of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit)?

Discussion:

The proposed project would consist of 41 residential apartment units plus 2,095 square feet of retail space. Vehicular access to the residential parking garage would be provided by a two-way driveway from B Street at the eastern edge of the site. Existing development of the site includes two single-family residential units, a 5,000 square foot commercial building and a surface parking lot containing 45 parking spaces, of which four parking spaces are designated as parking for the adjacent Sans Grocery Store and the remaining spaces are leased monthly for private permit parking. Both of these parking uses would be discontinued with project development. Wide sidewalks are provided along the site's frontage, which is consistent with pedestrian facilities provided throughout Downtown San Rafael. No dedicated bicycle facilities are provided on either B Street or Second Street in the vicinity of the project site.

A Focused Traffic Analysis was prepared by W-Trans for the project. Project development would generate 123 new daily trips at the site over existing levels, with 16 net new trips during the a.m. peak hour and 15 net new trips during the p.m. peak hour.

The W-trans report concludes that the project would have its greatest impact at the intersections of Second Street/B Street during peak periods when queues from the traffic signal may extend past the driveway for short periods of each signal cycle; however the impact of such delays would be upon site-generated traffic only and

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would be of reasonably short duration. A private alley located across B Street from the proposed project driveway would not be expected to have turning conflicts because it is used infrequently by drivers. The report concludes that access to the project site and sight distance from the project driveway are expected to be adequate and recommends provision of signs installed at the driveway exit to alert drivers to the possibility of pedestrians being on the sidewalk along with 'One-Way' signs to denote the direction of traffic on B Street.

(Sources: 1, 3, 5, 16)

- b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Discussion:

Citywide, the acceptable traffic LOS standard is "D" for both arterials and intersection and for much of the Downtown, including the project site, the acceptable LOS standard is "E". The San Rafael General Plan 2020 proposes circulation or capital improvements deemed necessary to maintain acceptable LOS standards and to improve the San Rafael circulation system, which are typically funded through traffic mitigation fees. As noted above in XVI.a., the proposed project would result in a net increase of 16 net new trips during the a.m. peak hour and 15 net new trips during the p.m. peak hour for a total of 31 peak hour trips. As provided in General Plan 2020 Policy C-5 B, the City Traffic Engineer makes the determination whether to apply LOS analysis for any development project. Presently, the Level of Service for intersections in the project vicinity along Second and 3rd Streets are at or very close to LOS F. The project's peak hour trips would cause additional delays of up to 1.5 seconds at these impacted intersections.

The project would be required to pay its fair share of traffic mitigation fees. As part of the General Plan 2020, circulation improvements necessary to maintain LOS standards, improve safety and relieve congestion in San Rafael were identified. To help fund these improvements, all development projects that generate new AM or PM peak hour trips are subject to traffic mitigation fees. As noted above, the proposed project would generate 31 peak hour trips. Implementation of recommended Mitigation Measure Transportation-1 that requires payment of traffic mitigation fees would reduce the project's potential traffic impact to a less than significant level.

Recommended Mitigation Measure:

Transportation-1

The applicant shall pay a traffic mitigation fee (\$4246/per net new AM and PM peak hour trip) in the amount of \$131,626 for 31 peak hour trips. Payment shall be required prior to issuance of a building permit.

(Sources: 1, 3, 5, 16)

- c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

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Discussion:

The proposed project would have no impact on the location or frequency of air traffic patterns at local private or regional-serving public airports due to its Downtown location.

(Sources: 1, 3)

- d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Discussion:

The proposed Second and B Streets: New San Rafael Housing development project has been evaluated in a Focused Traffic Analysis. The proposed project is an urban infill development within Downtown San Rafael and would be consistent with General Plan 2020 in terms of land use and intensity. The development project proposes to modify existing site access by eliminating three driveway access points on Second Street, and intensify site development by providing a net increase of 39 residential units. The project traffic study evaluated site distances and found them to be acceptable, as discussed above in XVI.a and did not identify any hazards. There would be no impact.

(Sources: 1, 3, 5)

- e. Result in inadequate emergency access?

Discussion:

City departments have reviewed the proposed site improvements and determined adequate emergency access to the project would be provided by the proposed project. There would be no impact.

(Sources: 1, 3, 16)

- f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Discussion:

The proposed project would not conflict with the City's adopted Bicycle/Pedestrian Master Plan, which guides the City in the construction, upgrading and maintenance of the citywide bicycle and pedestrian infrastructure system. Public transit is provided to the project area by Golden Gate Transit. The project would be consistent with the City's General Plan 2020 policies that encourage urban infill development close to public transit services. The project site is located less than one mile west of the San Rafael Transit Center, providing convenient access to bus services, and eventually SMART (Sonoma Marin Area Rail Transit) train services, within walking/bicycling distance. There would be no impact.

(Sources: 1, 3)

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XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Discussion:

The project site is within the San Rafael Sanitation District (SRSD), which provides sanitary-sewer service to the central San Rafael area. Wastewater is transmitted to the Central Marin Sanitation Agency (CMSA) treatment facility, located at 1301 Anderson Drive. The proposed mixed-use development project would result in a net increase in 39 new residential units at the site, while maintaining an approximately comparable retail space of 5,000 square feet. The SRSD has reviewed the project, provided comments and will require that the development project pay sewer connection fees prior to issuance of a Building Permit. The project would not conflict with the existing capacity of wastewater delivery to CMSA or the ability of CMSA to treat the additional wastewater generated by the project. There would be no impact.

(Sources: 1, 3, 16)

- b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Discussion:

See discussion in XVII.a., above. Local water service is currently provided by Marin Municipal Water District (MMWD) to the project site for the existing two single-family residential units and commercial building. In its comment letter, MMWD stated that providing water service to the new four-story mixed-use building with 41 rental residential units and 2,095 square feet of retail space would not impair the District's ability to continue service to the property. However, the District has determined that the property's current annual water entitlement will be insufficient for the new use and the purchase of additional water entitlement will be required as well as compliance with all indoor and outdoor requirements of District Code Title 13 for water conservation.

(Sources: 3, 13)

- c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Discussion:

Proposed storm drainage design for the proposed Second and B Streets: New San Rafael Housing project and impacts upon existing facilities in the vicinity of the project site have been evaluated in a Preliminary Drainage Analysis prepared by Adobe Associates. The San Rafael Public Works Department has reviewed the project plans and the Drainage Analysis and found them to be satisfactory, with required conditions of approval including the provision of a drainage easement across the property to account for adjacent property drainage. No new offsite

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storm drainage facilities or expansion of existing facilities would be required as a result of project construction. There would be no impact.

(Sources: 3, 7, 16)

- d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Discussion:

See discussion in XVII.b., above.

(Sources: 3, 13)

- e. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Discussion:

See discussion in XVII.a. and b., above.

(Sources: 1, 3, 13, 16)

- f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Discussion:

Solid waste throughout Marin County is transported to Redwood Landfill, located approximately five miles north of the project site along U.S. Highway 101. Nearly one-half of the materials brought to the site are reused or recycled, contributing to one-third of the recycling that occurs in Marin County. The Redwood Landfill site consists of 420 acres of which 222.5 acres are dedicated to waste disposal and the balance supports Composting, Recycling, and Operations facilities as well as open space and a fresh water lagoon. Redwood Landfill is permitted to accept 2,310 tons of material daily. The project would cause a negligible or no impact upon the capacity of the landfill. There would be no impact.

(Sources: 3, 24)

- g. Comply with federal, state, and local statutes and regulations related to solid waste?

Discussion:

See discussion in XVII.f., above.

(Sources: 3, 24)

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| <i>Potentially Significant Impact</i> | <i>Less than significant With Mitigation Incorporation</i> | <i>Less than significant Impact</i> | <i>No Impact</i> |
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Discussion:

As discussed in this report, the Second and B Street: New San Rafael Housing development project proposes construction of a four-story mixed-use building. Project construction would require demolition of all existing structures at the site, which include two Victorian-era single-family residences and a commercial building. The Victorian structure at 1212 Second Street is a known historic resource because it is listed on the San Rafael Historical/Architectural Survey Final Inventory List of Structures and Uses. The other Victorian structure at 1214 Second Street has been determined to be historic through evaluation in the Historic Resource Report prepared by Painter Preservation and Planning.

Setting and Impacts

The Historic Resource Report finds that both properties, 1212 and 1214 Second Street, have historical significance and meet Criteria 1 and 3 of the California Eligibility Criteria, and additionally retain sufficient integrity to convey their significance, and are therefore historic resources for purposes of CEQA. Proposed demolition of these historic resources for project construction would result in a significant adverse impact and an Environmental Impact Report must be prepared.

(Sources: 1, 3, 12)

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Discussion:

As discussed in the Aesthetics section of this report, proposed demolition of the historic Victorian structures would have cumulatively considerable impact upon the historic integrity of the Second and B Street neighborhood, which

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| <i>Potentially Significant Impact</i> | <i>Less than significant With Mitigation Incorporation</i> | <i>Less than significant Impact</i> | <i>No Impact</i> |
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Setting and Impacts

The aesthetic experience of the buildings at 1212 and 1214 Second Street, as well as the experience of the surrounding area, is strongly related to the historic character of this neighborhood. The significance of this small neighborhood, which focuses on the intersection of Second and B Streets; is that it is remarkably intact dating from the time that the San Rafael & San Quentin Railroad station was established in the southwest quadrant of Second and B Streets in 1870.

Despite the demolition of 802 B Street, 809 B Street, 823 B Street, 1210 Second Street, and the residences east of 1212 and 1214 Second Street, this area is most certainly eligible as a Historic District under California Eligibility Criteria 1 and 3. As a result, the project proposed for the intersection of Second and B Streets, in addition to demolishing the historic resources of 1212 and 1214 Second Street, will also have an effect on the historic properties on B Street, between 745 and 848 B Street, and 1201 and 1115 Second Street.

With the proposed demolition of the historic resources and construction of the project as designed, the historic character of this important corner will be lost, and the urban design character will be affected by changes in the scale, design, materials, workmanship, detailing and architectural character of the proposed new structure.

The historic character of the neighborhood, the late nineteenth century setting for the project, would be significantly impacted with this proposal, due in part to the cumulative effect of prior demolitions in what was a highly intact neighborhood centered around the railroad station and early commercial development in this area.

This Initial Study provides a preliminary level of analysis to identify the impact of the project upon aesthetic considerations. Based upon this initial review, preparation of an Environmental Impact Report is required. The EIR will include analysis of potential design mitigation measures as well as project alternatives to address this significant adverse impact.

(Sources: 1, 3, 12, 20)

- c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Discussion:

See discussion above in XVIII.a., where potentially significant impacts on human beings from noise and cultural resources are identified and recommended mitigation measures to reduce these impacts to a less than significant level are identified.

SOURCE REFERENCES

The following is a list of references used in the preparation of this document. Unless attached herein, copies of all reference reports, memorandums and letters are on file with the City of San Rafael Department of Community Development. References to Publications prepared by Federal or State agencies may be found with the agency responsible for providing such information.

1. City of San Rafael General Plan 2020, adopted November 2004; as amended through July 2011.
2. City of San Rafael General Zoning Ordinance, adopted September 1992; as amended May 1996.
3. Application Packet submitted by Monahan Parker, Inc., including site plan, architectural plans, landscape plans, civil plans, and additional materials and exhibits.
4. Site Inspections conducted at various times between October 2012 and February 2013.
5. Focused Traffic Analysis for a Mixed Use Development at Second/B Streets, W-Trans, October 29, 2012.
6. Geotechnical Investigation, Second and B Streets Redevelopment, Miller Pacific Engineering Group, August 24, 2005; Geotechnical Update letter, December 4, 2012, and Geotechnical Consultation letter, March 26, 2013.
7. Preliminary Drainage Analysis for the Second and B Street Development, Adobe Associates, Inc., December 18, 2012; Response Letter, December 18, 2012; Updated Preliminary Drainage Analysis, April 1, 2013.
8. Preliminary Sanitary Sewer Analysis for the Second and B Street Development, Adobe Associates, Inc., March 28, 2013.
9. Acoustical Assessment for the Second and B Street Housing Project, Wilson Ihrig & Associates, January 23, 2013 and Memorandum dated June 10, 2013.
10. Marin Tree Service letter to Monahan Pacific, November 5, 2012.
11. City of San Rafael Greenhouse Gas Reduction Strategy Compliance Checklist, prepared by Monahan Parker, Inc., April 2013.
12. Historic Resource Report 1212 & 1214 Second Street, Diana J. Painter; Painter, Preservation & Planning, June 2013.
13. Letter from Joseph Eischens, Engineering Technician, Marin Municipal Water District, September 14, 2012.
14. City of San Rafael Development Coordinating Committee Minutes, September 18, 2012.
15. Neighborhood Meeting Minutes March 12, 2013.
16. Inter-departmental and Agency Memoranda: 1) Public Works Department, February 12, 2013; 2) Chief Building Official and Fire Prevention, September 19, 2012; Police Department, September 14, 2012; San Rafael Sanitation District, February 12, 2013.
17. San Rafael Municipal Code.

18. Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM). Community Panel No. 065058 00XXZ, revised {January 3, 1997}
19. State Division of Mines and Geology, Alquist-Priolo Earthquake Fault Zoning Maps
20. San Rafael Historical/Architectural Survey Final Inventory List of Structures and Uses, Charles Hall Page and Associates, Inc. and City of San Rafael Cultural Affairs Department, updated September 1986.
21. City of San Rafael Archaeology Sensitivity Map, adopted October 2001.
22. PastFinder Archaeological Database, Archaeological Sensitivity Report, generated June 7, 2013.
23. BAAQMD website: <http://www.baaqmd.gov/>
24. Redwood Landfill website: <http://www.redwoodlandfill.wm.com/>

DETERMINATION FOR PROJECT

On the basis of this Initial Study and Environmental Checklist I find that the proposed project could have a Potentially Significant Effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.



Lisa Newman, Newman Planning Associates



Date

REPORT AUTHORS AND CONSULTANTS

Lisa P. Newman, Newman Planning Associates with
Diana Painter, PhD, Painter Planning & Preservation for the
City of San Rafael, Community Development Department.

APPENDIX

A. HISTORIC RESOURCE REPORT

1212 & 1214 2ND STREET

San Rafael, Marin County, California

HISTORIC RESOURCE
REPORT

Prepared by

Painter Preservation & Planning
Salem, Oregon

Prepared for

Newman Planning Associates *and*
the City of San Rafael

June 2013

HISTORIC RESOURCE REPORT
1212 & 1214 2ND STREET

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HISTORIC RESOURCE REPORT 1212 & 1214 2ND STREET

EXECUTIVE SUMMARY

The *815 B Street* redevelopment project proposes to demolish two historic structures within the project area, two two-story residences constructed between 1887 and 1894. These buildings represent two of what were originally three identical Victorian-era residences at 1210, 1212 and 1214 2nd Street constructed by builder and contractor Johannes Petersen as rental properties for working and middle class tenants. He additionally owned the contiguous 811-813 B Street commercial building (no longer extant), a two-story, wood-frame structure dating from 1887 or earlier. Petersen, a native of Denmark, arrived in San Rafael shortly before the arrival of the railroad spurred an era of growth in the city. Petersen and a handful of contractors and builders capitalized on this period, Petersen alone building hundreds of structures in San Rafael, according to his obituary. He also invested in other business ventures and served as a San Rafael city councilman and a Marin County Supervisor from 1897 to 1901. Petersen's wife continued to rent the properties after his death in 1909 through at least 1929. The third residence built by Petersen at 1210 2nd Street and two-story commercial building at 811-813 B Street were demolished for surface parking in 1967. These two remaining houses are vestiges of the era when these residences were at the heart of this central San Rafael neighborhood that included the railroad station, a resort dating from the 1860s, hotels and hotel cottages, single family dwellings, and the B Street commercial district.

Statement of Significance

This property is significant under Criteria 1 and 3 of the California Eligibility Criteria. It is significant under Criterion 1 as an increasingly rare example of historic housing within the original town plat of San Rafael, created as rental properties for working and middle-class families and individuals. When the railroad arrived in San Rafael the city responded with a tremendous period of growth, its population increasing from 841 people in 1870 to 2,276 in 1880, an increase of 170%. It continued to grow in the next decade, increasing another 45% by 1890. For the first time, rather than being a resort community, San Rafael was a full-fledged town, requiring housing and services for its workers. The subject housing was provided to fulfill that need. The residences represent an unusually urban example of housing within the original townsite, conveniently located only steps from the railroad station and other traveler-oriented facilities, including hotels and saloons.

The property is also significant under Criterion 3 as a particularly urban and very good representative example of the type of worker and middle class housing that was being developed at the time. This housing was made possible by innovations in building, including light-weight balloon framing, the use of standard dimensioned lumber, and wire nails. The materials were readily available from the redwood forests of the north bay, made into lumber locally by Isaac Shaver's lumber mill, among others. The plans for the residences here, throughout the Bay Area, and nationally were made possible by the widespread publication of pattern and plan books. The decorative features were available as stock milled parts purchased through catalogues. These factors lead to the development of entire neighborhoods of one- and two-story, wood-frame houses, embellished with the latest in Victorian detailing and features, throughout San Francisco and in San Rafael at this time. These homes are unusual for being of the San Francisco row

house variety, rather than the smaller Victorian cottages and large suburban homes more typical of San Rafael in this era.

This report concludes that both properties, 1212 and 1214 2nd Street, meet Criteria 1 and 3 of the California Eligibility Criteria and additionally retain sufficient integrity to convey the reasons for their significance, and are therefore historic resources for purposes of CEQA (see Chapter 4 for the formal evaluation of these properties).

HISTORIC RESOURCE REPORT 1212 & 1214 2ND STREET

1. INTRODUCTION

A. *Purpose of Report*

The purpose of this Historic Resource Report for 1212 and 1214 2nd Street is to re-affirm the historic significance and integrity of 1212 2nd Street and establish the historic significance and integrity of 1214 2nd Street. It also provides a historic context and historic setting for the buildings that assists in identifying appropriate mitigation measures for the plan alternative(s) that assumes demolition of the buildings. The building at 1212 2nd Street was previously identified as a historic resource as a result of its listing in the *San Rafael Historical Architectural Survey*. The building at 1214 2nd Street was previously identified as a likely “Structure of Merit” according to the San Rafael Historic Preservation Ordinance (Chapter 2.18 of the San Rafael Municipal Code).¹ It is the wish of the owners to demolish both buildings. The City of San Rafael is requiring an Environmental Impact Report (EIR) to identify and assess the impacts of this proposal and potential mitigation measures. This Historic Resource Report is being undertaken as part of the EIR process.

B. *Organization of Report*

This report is organized as follows. The Summary, which precedes this chapter, reiterates the statement of significance for the properties that are the subject of this report and that is recorded in the Department of Parks and Recreation 523 forms. This **Introduction** explains the purpose of this report and how it was developed. In **Chapter 2**, a brief regulatory framework for identifying and evaluating these properties is provided. In **Chapter 3**, the Historic Context, the development of San Rafael and its rapid expansion during the railroad period, when Petersen arrived, is briefly described. It explains the role of builders and contractors such as Petersen and their role in city building at this time. It discusses the use of new construction techniques, pattern books and stock milled woodwork that made homes like this readily available to the working and middle classes. Petersen, his background and career are outlined. And the development of this neighborhood is discussed in the context of San Rafael’s expansion. In **Chapter 4**, Architectural Descriptions and Context, the resources and how they reflect development practices at this time is described. Finally, this chapter provides an evaluation of the historic and architectural significance of the structures. Department of Parks and Recreation 523 Forms, the forms that the state uses to document historic resources, for the properties are included in **Appendix A**. In **Appendix B** is a discussion of historic properties in the immediate vicinity of the subject properties.

C. *Research Design and Methods*

Research for this report was conducted at the Marin County Historical Society archives; the California Room of the Marin County Free Library; the Marin County Assessor’s Office; and the City of San Rafael Department of Community Development. Site visits were conducted in January and April 2013. These visits followed on site visits in 2007, when Painter Preservation & Planning undertook a determination of historic significance for 1212 2nd Street after a fire. Photographs of the site and immediate context were taken during all these field visits. Because these sites have been inventoried several times in the past and this material is on file at

¹ Corbett, 1996:6.

the City of San Rafael, an additional records search was not conducted at the State of California's Northwest Information Center.

Primary source materials on the builder Johannes Petersen included newspapers, census data, directory data, and historic maps. Secondary resources on the history of San Rafael and Marin County included histories by Jack Mason, Barry Spitz, and the Marin County Historical Society. Secondary source material on architecture in San Rafael was drawn from Gebhard's and Cerny's guides to the architecture of San Francisco and the Bay Area. Materials on architecture and city building in the Bay Area in the late nineteenth century included Corbett's *Building California*; Kirker's *California's Architectural Frontier*; Delehanty's *In the Victorian Style*; and Duchscherer and Keister's *Victorian Glory in San Francisco and the Bay Area*.

D. Previous Surveys

1212 & 1214 2nd Street. The residence at 1212 2nd Street was surveyed and added to the list of historic resources rated as "Good" in the 1976 report entitled *San Rafael Historical Architectural Survey Final Inventory List of Structures and Areas*.² The residence at 1214 2nd Street was not mentioned in this survey. In the 1986 update of this inventory, the structure at 1212 2nd Street was assigned a State Inventory Code of "7N", which means "needs evaluation," according to the California Historical Resource Status Codes in effect as of 12/8/2003.³ 1214 2nd Street was not mentioned.

In August 2005, in preparation for a redevelopment proposal by Monahan and Associates, a historic resource report was prepared by Wendy Tisdale of Urbana Preservation & Planning.⁴ This historic resource report found neither structure eligible for listing in the California Register of Historic Places, and therefore found neither structure a historic resource for purposes of CEQA. The City hired Michael Corbett, an architectural historian whose qualifications meet the Secretary of Interior's Standards as outlined in 36 CFR Part 61, to conduct a peer review. Corbett found procedural and other errors in the Urbana report and stated that 1212 2nd Street was a historic resource because it was listed in the *San Rafael Historical Architectural Survey Final Inventory List of Structures and Areas*, consistent with CEQA guidelines described in the Public Resources Code sections 5020.1 and 5024.1(g).⁵

Corbett found that 1214 2nd Street may meet the definition of a "Structure of Merit," as outlined in the City of San Rafael Municipal code, but that additional research would have to be conducted to provide a context within which to make this determination. He also felt that since the structure at 1214 2nd Street touched on a gray area in the code, that it might be necessary for the city attorney to weigh in on the decision. He noted, however, that until a persuasive argument could be made that it was not a historic resource, that it should be considered a historic resource for purposes of CEQA.

In 2007 a car fire scorched the front of the building at 1212 2nd Street. Painter Preservation & Planning was hired to make a determination as to whether 1212 2nd Street should still be considered a historic resource; in other words, whether it still conveyed the reasons for its

² Charles Hall Page and Associates, Inc., 1976:13.

³ San Rafael Historical/Architectural Survey, 1986 update. On file, City of San Rafael.

⁴ Tisdale, August 15, 2005.

⁵ See Chapter 2, "Regulatory Context."

significance. This author, whose qualifications meet the Secretary of Interior's Standards as outlined in 36 CFR Part 61, representing Painter Preservation & Planning, felt that the building was still a historic resource and further, concurred with the findings of the Corbett report.⁶ No further historic work has been conducted for either of these structures since August 2007. The building at 1212 2nd Street was not secured after the fire and over the last six years has suffered damage due to pigeons roosting in the building and the infiltration of water. It remains, however, structurally sound.

Surrounding Structures. A substantial number of historic buildings exist in the immediate area surrounding the buildings at 1212 and 1214 2nd Street. When official city landmarks, they are listed in San Rafael's Historic Preservation Ordinance. When listed as part of the *San Rafael Historical Architectural Survey Final Inventory List of Structures and Areas*, they are found in that document. They are discussed in the report prepared by architecture + history, llc for the proponents of this project, entitled *Design Review Report*. And they are discussed in the appendix to this document (see Appendix B – *Historic Properties in the Project Area*).

E. Evaluator Qualifications

Diana Painter of Painter Preservation & Planning undertook the evaluation of historic and architectural resources for this report. Ms. Painter is a qualified architectural historian as defined in the Code of Federal Regulations, 36 CFR Part 61. She holds a PhD in Architecture and a Masters Degree in Urban Planning, and has 30 years of professional experience in historic preservation and urban design. She is listed as an architectural historian on the roster of consultants on file with the State of California Office of Historic Preservation's Eastern Information Center at the University of California Riverside.

⁶ Painter, 2005:3.

HISTORIC RESOURCE REPORT 1212 & 1214 2ND STREET

2. REGULATORY CONTEXT

A. CEQA and Historic Resources

There are four ‘tests’ for the historic significance of a property or site in the State of California. These Eligibility Criteria are modeled after the National Criteria for Evaluation. They are used by the State of California and local agencies to determine whether, under the California Environmental Quality Act (CEQA), impacts to a historic property as a result of a project proposal have the potential to create a substantial adverse change to the resource. Even if the local agency does not specifically adopt this criteria, the criteria still apply if the proposal is subject to the California Environmental Policy Act:

... a resource does not need to have been identified previously either through listing or survey to be considered significant under CEQA. In addition to assessing whether historical resources potentially impacted by a proposed project are listed or have been identified in a survey process, lead agencies have a responsibility to evaluate them against the California Register criteria prior to making a finding as to the proposed project’s impacts to historical resources.⁷

If a building or other potential resource in the State of California is deemed an historic resource for purposes of CEQA, proposed demolition is considered a “substantial adverse change.” A substantial adverse change is defined as demolition, destruction, relocation, or alteration activities which would impair historical significance. Resources eligible for listing on the California Register of Historical Resources are generally considered historic resources, and may include buildings, sites, structures, objects, or historic districts.

In order to be eligible for listing on the California Register and be determined significant, a historical resource must meet one or more of the following four criteria:

1. *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or*
2. *It is associated with the lives of persons important to local, California, or national history;*
3. *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or*
4. *It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.⁸*

⁷ PRC 21084.1, 14 CCR 15064.5(3).

⁸ *California Environmental Quality Act (CEQA) and Historic Resources*, p. 31.

In addition to meeting one or more of the above criteria, a property must also retain its integrity. Integrity is defined as a function of a property's location, design, setting, materials, workmanship, feeling and association. According to these criteria, a property must retain enough of its historic character or appearance to be recognizable as a historical resource and convey the reasons for its significance. The aspects of integrity are defined as follows:

- Location is the place where the historic property was constructed or the place where the historic event occurred.
- Design is the combination of elements that create the form, plan, space, structure, and style of a property.
- Setting is the physical environment of a historic property.
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic property.

B. San Rafael's Historic Preservation Ordinance

The City of San Rafael maintains a list of historic resources, developed in 1976 and updated in 1986, that is documented in their *San Rafael Historical/Architectural Survey Final Inventory List of Structures and Areas*.⁹ A list of historic resources, if developed according to approved methods and supported through a local ordinance or resolution, is recognized by the State of California as having potential historic significance and therefore subject to CEQA.¹⁰ Recognized methods are as follows:

A resource identified as significant in an historical resource survey may be listed in the California Register if the survey meets all of the following criteria:

- (1) The survey has been or will be included in the State Historic Resources Inventory.*
- (2) The survey and the survey documentation were prepared in accordance with office procedures and requirements.*
- (3) The resource is evaluated and determined by the office [of Historic Preservation] to have a significance rating of Category 1 to 5 on DPR Form 523.¹¹*

⁹ Page, 1976; updated in 1986.

¹⁰ California Public Resources Code 5020.1 (k): "Local register of historic resources' means a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution."

¹¹ State of California Public Resources Code Section 5024.1 (g) (1-3).

San Rafael's own policies state the following:

According to state law, any structure on a local historic building inventory (such as the City's Historical/Architectural Survey), regardless of the City's ranking of such a structure, must be considered a significant historic resource unless evidence to the contrary is provided, usually involving evaluation by a qualified architectural historian. Also, any structure which meets the criteria for listing on the State's Register of Historical Resources must also be considered a potentially significant historic resource. To either demolish or modify the exterior of a potential historic resource in a way that reduces its historic value usually requires the preparation of a full Environmental Impact Report (EIR) for consideration as part of the City's development review process.¹²

The City of San Rafael's implementing regulations are contained in Chapter 2.18 of the San Rafael Municipal Code. It has been previously noted that the structure at 1212 2nd Street is a historic resource by virtue of its listing in the *San Rafael Historical/Architectural Survey Final Inventory List of Structures and Areas* and that the structure at 1214 2nd Street has potential to meet the criteria for a "Structure of Merit" as outlined in the City's Historic Preservation Ordinance.¹³ This report finds that the structure at 1214 2nd Street is also a historic resource for purposes of CEQA through survey evaluation.

San Rafael also has design review standards crafted to guide development in the immediate vicinity of historic properties. This document applies primarily to the design or rehabilitation of structures in the vicinity of historic buildings. It states that "new buildings, additions or major remodels in the vicinity of a building in the Survey should respect the pattern, scale and design of the older building, and not create visual distractions." It also states that the design of new buildings should respect the old through carefully considered transitions in scale; appropriate window and door proportions; respect for existing horizontal building lines; complementary materials; contrast between the building base and upper levels; sympathetic roof shapes; and respect for viewsheds.

¹² "Historic Preservation," *City of San Rafael*, accessed May 2013.

¹³ Corbett, 2005:2,6.

HISTORIC RESOURCE REPORT 1212 & 1214 2ND STREET

3. HISTORIC CONTEXT

A. *The Birth of San Rafael*

The site that was later to become the City of San Rafael was established in 1817 as an *asistencia*, a hospital for ailing Indian neophytes from the Mission San Francisco de Dolores in San Francisco. The outpost was upgraded to the Mission San Rafael Arcangel in 1822.¹⁴ In the 1820s it consisted of the adobe mission building; the third adobe mission church; the adobe mission walls; houses for the neophytes; guest houses and a kitchen; an adobe Indian house; a cemetery; and several adobe buildings whose purpose is unknown.¹⁵ After secularization of the Mexican missions, three contiguous land grants were given to naturalized citizen Timoteo (Timothy) Murphy by Mexican Governor Micheltorrena, in gratitude for legal work performed by Murphy.¹⁶ Rancho San Pablo, the southernmost of these tracts, included the former mission lands and the *Pueblo de San Rafael*. Murphy was appointed *alcalde*, similar to a mayor, of the Pueblo.¹⁷

By the time California became part of the United States in 1848,¹⁸ the burgeoning town had become an agricultural center within the lands of Timoteo Murphy. Marin County was one of California's original 27 counties, created in 1850 by the new state legislature; this same legislature identified the four original townships of Sausalito, San Rafael, Novato, and Bolinas.¹⁹ Murphy's adobe, which was constructed in 1845,²⁰ faced onto C Street between Fourth Street and Fifth Avenues and was within the original town plat three blocks from the future location of the subject residences. It became the center of town life.

Historically, the most important corridor in San Rafael was along A Street, which led from the embarcadero at the head of San Rafael Creek at 3rd and A Streets, to the Mission, which was two blocks north at the head of A Street, between 5th and Mission Streets.²¹ Civic life centered around Timothy Murphy's adobe dwelling at 4th and C Streets which, on his death in 1853, was sold to Timothy Mahon, it served as the county courthouse until a new one was constructed in 1872, just south of the mission.²² The main east-west corridor in town was along 4th Street, between the Mission and about D Street, and served as the main commercial street for the young city. After the coming of the railroad, the commercial corridor along B Street became the main point of

¹⁴ Kyle, 2002:185.

¹⁵ Map adapted by Dewey Livingston (*Marin County Museum, 2008:15*).

¹⁶ Timothy Murphy was awarded three adjoining land grants in 1844 that encompassed the pueblo of San Rafael, San Pedro, Las Gallinas, and Santa Margarita, a total of 21,678 acres. Murphy had arrived in California in 1828 to supervise the packing and exporting of beef for Hartnell and Company in Monterey.

¹⁷ San Rafael Chamber of Commerce, n.d.

¹⁸ It was admitted into the Union as the 31st State on September 9, 1850 (*Spitz, 2008:53*).

¹⁹ Spitz, 2008:53.

²⁰ Some sources say as early as 1839 (*Marin County Museum, 2008:15*).

²¹ Map adapted by Dewey Livingston (*Marin County Museum, 2008:15*).

²² Some sources say Mahon sold it to the County in 1857 (*Kyle, 2002:106*).

arrival in town, leading from the train station at 2nd and B Street to commercial heart of the city at 4th and C Street.

B. The Coming of the Railroad

The first railroad in San Rafael was the San Rafael & San Quentin Railroad, which was established on March 21, 1870 and ran from downtown San Rafael southeast to the ferry terminal, which was established in 1855 at Point San Quentin. This rail line connected San Rafael to San Francisco via the ferry which, until the construction of the Golden Gate Bridge in 1937, was the only way to get to San Francisco from Marin. The station was at 2nd and B streets, about a block from the future residences at 1212 and 1214 2nd Street. The North Pacific Coast Railroad took over the line on March 11, 1875.²³

Marsh lands just southeast of town were sold in 1871, allowing for reclamation and expansion in this area. The narrow gauge North Pacific Coast Railroad (later the North Shore Railroad) established the station, a platform, a freight house, and a round house here. From this station the tracks continued west along 2nd Street to a second stop at the Pioneer Planing Mill & Lumber Co. at Shaver between 1st and 2nd Streets, before continuing west and north towards San Anselmo. The route of the railroad through the intersection of 2nd and B Streets and along 2nd Street in front of the houses at 1212 and 1214 2nd Street can be seen in early photographs and in Sanborn Fire Insurance maps (see Figures 13 and 14).

On the east side of San Rafael was the San Francisco & North Shore Railroad (SF&NS) and depot (later the Northwestern Pacific Railroad), which followed a north-south route on Tamalpais Avenue, paralleling Petaluma Avenue. Peter Donahue extended this railroad south from Petaluma to San Rafael in 1882. By the time the ferry terminal at Point San Quentin burned, the SF&NS railroad was building tracks from San Rafael to a new ferry terminal at Tiburon. Ten years after the arrival of the first railroad in 1870, San Rafael, which was incorporated in 1874, had grown from a town of 841 people to 2,276 people, a 170 percent jump in population. The coming of the railroads changed the face of San Rafael forever.

While by the 1880s San Rafael was an established town, with all the major institutions needed to serve the growing city that was also the county seat, it remained a resort town of hotels of all types, hotel cottages, summer homes and boarding houses as well. In these years there were six hotels and three boarding houses in San Rafael, designed to appeal to a full range of vacationers from working class travelers to luxury clientele.²⁴ Directly across from the depot, to the west, was the Cosmopolitan Hotel (still extant). North of the Cosmopolitan and the site of the present 1212-1214 2nd Street residences, was the New England Villa, a hotel with ten associated cottages; three associated houses that occupied the lots east of 1212 and 1214 2nd Street; a dance hall; and bowling alley.²⁵ The town also boasted a second bowling alley, a social hall, an IOOF Hall, and an armory. Infrastructure was handled by a gas works and the Marin County Water company. There were two public schools and three churches. The growing town's building industry was

²³ Spitz, 2006:97.

²⁴ Sanborn Fire Insurance maps, 1887.

²⁵ In 1873 the hotel was known as the Sheppard Hotel (Kyle, 2006:113); on an 1879 map it is called out as the Hawkins Hotel site (Wilkins 1879 map of San Rafael); in 1887 it was called Highland Villa (Sanborn Fire Insurance map, 1887); Hawkins Hotel (map) thereafter it was rebuilt and known as the New England Villa.

served by the Hansen & Lund Lumber Yard²⁶ and Isaac Shaver's Pioneer Planing Mill & Lumber Co., established in 1872.²⁷ At this time the land that Petersen would come to own was occupied by a stable and two sheds on 2nd Street. The two-story commercial building on B Street that he also acquired when he purchased the lots on 2nd Street was occupied by a furniture, upholstery, and rug shop.

C. *Builders and City Building in the Late 19th Century*

The period of time in which Johannes Petersen began and was practicing his trade of builder and contractor was a time in which these tradesmen were essentially building cities such as San Francisco and San Rafael. They made use of standard plans from pattern books and catalogues of stock milled parts to construct the housing and develop the neighborhoods of the late nineteenth century. Construction was much expedited by the introduction of light-weight, balloon-framing techniques, the use of standard dimensioned lumber, and wire nails. These materials and techniques made possible the rapid expansion of the row house neighborhoods seen in San Francisco by the early 1870s.²⁸ Large, permanent sawmills, such as the Pioneer Planing Mill & Lumber Co. in San Rafael, allowed for local milling and hence greater availability of lumber. The residences at 1212 and 1214 2nd Street took advantage of these innovations. While the "capitalists" developed the rail lines and transit, builders were responsible for the wood-frame buildings that were the most prevalent type of construction for residential development in most Bay Area cities, and for nearly all the buildings in San Rafael.²⁹

Standard house plans designed to efficiently and economically accommodate the growing working and middle classes were essential to California's expanding cities in the post-Gold Rush and railroad eras. The use of pattern books that provided plans for residential design and construction became common in the United States with the publication by Andrew Jackson Downing of the wildly popular *Cottage Residences* in 1842 and subsequent *The Architecture of Country Houses* in 1850. The trend continued into the Victorian era, when plans for the Victorian home were available from pattern books and popular periodicals such as *Godey's Lady's Book*, which published over 450 house designs between the years 1846 and 1892 that could be interpreted by carpenters for their clients or built as speculative housing.³⁰ Other popular periodicals that published plans, along with articles on construction, interior design, and home and farm management, included *American Agriculturalist*, *American Farmer*, *New England Farmer*, and *Ladies Home Companion*. Building trade journals that published plans included

²⁶ Lund was one of Petersen's relatives by marriage.

²⁷ Spitz, 2006:51. Shaver died tragically in 1886.

²⁸ Corbett, 1998:18. Balloon framing is further described as follows: "Developed in the Midwest during the 1830s, this form of construction, called balloon-frame construction, uses lumber cut in standard dimensions and assembled with nails. Instead of widely spaced, heavy columns, a balloon frame consists of a series of two-by-four-inch studs, spaced sixteen inches apart. The studs rise from the sill, located at the foundation, to the plate, located at roof level, up to a height of perhaps three stories. This light frame is clad, either inside or outside, in a sheathing of diagonal boards. When the interior walls, typically of wood lath and plaster, and the exterior siding of horizontal boards are attached, balloon-frame construction is stronger than traditional brace-frame construction"

²⁹ Sanborn Fire Insurance map, San Rafael, 1887.

³⁰ Smeins, 1999:18.

American Builder and *Manufacturer and Builder*.³¹ Plan or pattern books were also developed and sold by architects and even lumber retailers for use by builders and their clients.³²

Of the many national companies that provided plans, well-known representatives include the Radford Architectural Company in Chicago and the Aladdin Company in Bay City, Michigan.³³ And while national publications were available, local pattern books produced in the Bay Area were also very popular, including architect John Cotter Pelton Jr.'s *Cheap Dwellings* (1882) and the architect/brothers Samuel and Joseph C. Newsom's *Picturesque California Homes* (1884).³⁴ Pelton's book was a compilation of designs for small houses published in the *San Francisco Evening Bulletin* between April 1880 and January 1882.³⁵ They included a discussion of architectural fashion, as well as construction and specification information. The Newsom brothers were already successful architects, with offices in Oakland and San Francisco, when they started publishing their books, which were designed to sell their homes and provided little in the way of plans or discussion.³⁶

At the same time that pattern books were proliferating and standardized lumber became widely available, so were inexpensive, milled architectural details. As the Newsom Brothers wrote in 1890: ". . . the degree of ornamentation will be governed, more or less, by the size of the builder's purse, though nowadays beauty in this form is becoming happily less and less of a luxury . . . Carved, turned and machined wood can now be had in all manner of beautiful forms at a tenth of what it cost seven or eight years ago, and there are factories whose sole business it is to turn out small ornaments in wood."³⁷ These materials were courtesy of northern California's vast forests of easily worked redwood, and the existence of powered scroll or jib saws, planing machines, shingle machines, and lathes. The woodworking machines made possible the mass production of the ornamental turnings and the sawn woodwork that the pattern books illustrated.³⁸ Decorative wood trim and ornamental millwork could be ordered from catalogues, as could turned elements such as posts, balusters, newels, finials and drops. Scroll sawn brackets, balusters, applied ornamentation and running trim were also available thanks to scroll or jib saws. And an wide variety of moldings and shingles could also be purchased. Standard building elements such as doors, sash and cabinetry were also available.

Architects from San Francisco were hired by wealthy clients in San Rafael to design their mansions and by investors to design their hotels. William T. Coleman developed his Magnolia Park in 1871 and "[to] this model suburb came dozens of San Francisco merchants and professional men," building summer homes that called for architectural services.³⁹ Architects working in San Rafael in the 1880s included Samuel and Joseph Cather Newsom (*Newsom Brothers with J. E. Bundy, Robert Dollar House, 1891; Samuel Newsom, Lock House, 1889*); Clinton Day (*Falkirk, 1888; Meadowlands, 1888, 1889*); Percy and Hamilton (*Judge F. M. Angelotti House, 1892*); and Thomas J. Welsh (*John Sheehy House, 1885*).⁴⁰

³¹ Smeins, 1999:18.

³² Krafft in Ochsner, 1998:67.

³³ Krafft in Ochsner, 1998:67.

³⁴ Corbett, 1998:19.

³⁵ Smeins, 1999:262.

³⁶ Smeins, 1999:267.

³⁷ Delehanty 1997:52.

³⁸ Robertson, 1990:7.

³⁹ Mason, 1980:17.

⁴⁰ Cerny, 2008:485-489; The Junior League of San Francisco, 1968:236.

As growth continued into the 1880s and beyond, however, builders such as Johannes Petersen were responsible for the vast majority of residential development. The Newsom Brothers, in addition to satisfying their regular clients, were eager to meet this demand as well. They published several picture books between 1884 and 1890, from which builders and contractors could gain inspiration for adapting the San Francisco row house to less urban environments: “We have succeeded . . . in producing houses which suggest the Romanesque, the Eastlake, the Queen Anne and many other styles in a manner which is free from the restraint of hard and fast lines and which satisfies the dictates of comfort, pleases the eye and is peculiarly graceful and so peculiarly *Californian*.”⁴¹ The Newsom’s presence in San Rafael no doubt also spurred additional sales of their books.

D. Johannes Petersen

The residences at 1212 2nd Street and 1214 2nd Street were built by Johannes Petersen, a Danish immigrant who arrived in San Rafael in 1868 at the age of 29, and lived in the city until his death in 1909.⁴² The residences represent two of what were originally three identical houses built for rentals to railroad workers and the like who lived in the area in the late nineteenth and early twentieth centuries. Today two of the three houses remain, vestiges of the era when these residences were in the heart of an urban neighborhood that included the railroad station, hotels and vacation rental cottages, single family dwellings, and the B Street commercial district.

Johannes Petersen was born on February 28, 1839 in Denmark and immigrated to the United States in 1865.⁴³ His future wife Maren, also from Denmark, was born on August 12, 1839, also immigrated in 1865.⁴⁴ When Petersen first arrived in San Rafael he lived in the Burns’ Boarding House, which was run by Irish immigrant John Burns and his family. Petersen was one of about twenty boarders living at the house, representing many of the trades, including carpenters, plasterers and painters.⁴⁵ Most of the boarders were from Ireland and almost all were immigrants from Europe. Petersen listed his profession as house carpenter.⁴⁶ He was in the company of only one other immigrant from Scandinavia, a carpenter from Sweden.

According to Petersen’s obituary, he was established within three years of arriving in San Rafael, “engaged in the contracting and building line and soon built up a good business.”⁴⁷ He may have had an advantage, as a relative, Elias Lund, who was in business with a Mr. Hanson, owned a lumber yard east of the rail station. The earliest directory for Marin County, covering the years

⁴¹ Delehanty, 1997:52.

⁴² Note that accounts of the dates of his arrival in San Rafael differ slightly.

⁴³ US Census, 1900; “Johannes Petersen Died Suddenly of Pneumonia On Wednesday,” June 6, 1909 (obit.). On file, California Room, Marin County Free Library. “Inscriptions and Tombstones for Mt. Tamalpais Cemetery,” Vol. 1, p. 150.

⁴⁴ US Census, 1900. “Inscriptions and Tombstones for Mt. Tamalpais Cemetery,” Vol. 1, p. 150.

⁴⁵ US Census, 1870.

⁴⁶ US Census, 1870. This is consistent with census statistics, which state that of the 3,142 foreign born in Marin County in 1870, only 1.5 percent were from Sweden or Norway. Danish immigrants were not called out in a separate category.

⁴⁷ “Johannes Petersen Died Suddenly of Pneumonia On Wednesday,” June 6, 1909 (obit.). On file, California Room, Marin County Free Library.

1878-79, showed that Petersen was engaged in business as Petersen, Hanson & Lund, who were listed as contractors and builders.⁴⁸

Directories reveal the following information about Petersen, his business locations, and his residences.⁴⁹ As early as 1884-85 Johannes Petersen was listed as a contractor and builder who lived by the railroad depot. In 1885-86 he was noted as living on C Street between 2nd and 3rd Streets. By 1887 he made his residence on Bay View Street between 1st and 2nd Streets, likely the house at 214 Bay View Street where he lived until his death in 1909 (his wife continued to live in this residence until her death in 1936).

He and Maren Christoffersen married in 1870. They had four children, a son and three daughters. Son P. Henry was born in 1872; Caroline in 1874; Amelia in 1876; and Olivia M. in 1881. His son P. (Peter) Henry Petersen went into the contracting business as well, working first for his father and later on his own. According to the elder Petersen's obituary he built hundreds of buildings in San Rafael and had a very good reputation as a honest and trustworthy business person. His obituary notes that "his work was considered excellent and his rough work was as finished as most of the finished work of today."⁵⁰ The 1900 census revealed that he was still working as a contractor at this time. Petersen died on June 2, 1909 at the age of 73.

In addition to being a respected business person, Petersen served on the San Rafael City Council and later as a Marin County Supervisor. He ran for supervisor on the Republican ticket from the 2nd district in 1896. His party's platform involved "desiring to see an economical and business-like administration of county politics."⁵¹ When he was a Supervisor he oversaw the construction of the San Anselmo Bridge under an emergency contract, including the expenditure of all funds.⁵² He was also among five delegates from Marin sent to a meeting of the California Association for the Storage of Flood Waters.⁵³

One incident showed that he was also a leader in the neighborhood or, at minimum, was looking after his real estate investments. In 1905 Petersen filed a suit against the North Shore Railroad on behalf of himself and a dozen other property owners along 2nd Street as a protest against a wire fence between the electric railway and the neighboring properties within the street right-of-way. Their complaint was that railroad did not leave sufficient space on the street: "Property owners along Second street have been complaining of this fence on their street for some time on the grounds that it makes the street too narrow, they alleging in the complaint that it leaves a space of

⁴⁸ McKenney's district directory of Yolo, Solano, Napa, Lake, Marin and Sonoma Counties ...1878-1879. San Francisco: L.M. McKenney & Co., 1878.

⁴⁹ See "References" for listing of city directories.

⁵⁰ "Johannes Petersen Died Suddenly of Pneumonia On Wednesday," June 6, 1909 (obit.). On file, California Room, Marin County Free Library.

⁵¹ Ad, *Sausalito News*, Vol. 13, No. 37, October 17, 1896.

⁵² In the one incident that besmirched Petersen's record, as Supervisor he was placed in charge of rebuilding the San Anselmo Bridge, as well as supervising the project as a private contractor. He placed his son in charge as project manager and it was revealed that his son was pocketing some of the funds intended to go to the workers. ("How the Petersens Built the Bridge at San Anselmo," *Sausalito News*, January 22, 1898; "Bills for the San Anselmo Bridge," *Sausalito News*, January 22, 1898). Petersen's accounting for this incident apparently satisfied the public.

⁵³ "Delegates Chosen," *San Francisco Call*, November, 9, 1899.

only eleven feet on each side of the railroad track.” Petersen claimed damages of \$45,000.⁵⁴ Research did not reveal resolution of the affair, but the railroad tracks were moved farther south, between 2nd and 1st Streets, by 1950.⁵⁵

In the course of his career Petersen was involved in buying and selling many properties, evidenced by a number of real estate transactions published in the newspaper over the years. However, research did not reveal any additional properties that he held and developed as rental properties. His son P. Henry Petersen owned two properties in the immediate vicinity of Petersen’s properties. These were the former New England Villa site north of Petersen’s site, which was earlier owned by the estate of lumber and mill owner Isaac Shaver, and a large lot at the southeast corner of 2nd and C Streets, formerly owned by Shaver’s brother. Petersen was one of three appraisers assigned to the estate of Isaac Shaver, who committed suicide in 1886.⁵⁶ It appears that his son later owned and redeveloped the site.

Petersen had an extensive family in San Rafael and was involved in a number of their activities as well.⁵⁷ His daughter Caroline married Pratt C. Inman, who was a druggist with a pharmacy at 4th and C Streets. He later incorporated his business as Inman Drug Co. and Petersen sat on the board of this organization.⁵⁸ Petersen served on the board of the Savings & Loan in San Rafael in 1886 and in 1899 was listed in the California Blue Book.⁵⁹ There is a Petersen vault in the Mt. Tamalpais Cemetery that includes many members of his extended family, including the Petersens, the Christoffersens, and the Inmans.⁶⁰

E. Development of the Neighborhood

The following developmental history of the properties at 1212 and 1214 2nd Street and their immediate surroundings is derived from the Sanborn Fire Insurance maps, augmented by information from other historic maps and directories.

In the late 1880s, about the time that Johannes Petersen came into possession of the land he would develop, the residential property on 2nd Street was occupied by a stable and two sheds on the 2nd Street side, and the commercial property on B Street was occupied by a two-story building that housed a furniture, upholstery and rug shop.⁶¹

The Sanborn Fire Insurance map of 1894 is the first map that shows the subject residences; they were therefore constructed some time between 1887 and 1894, likely ca 1890.⁶² They are two of

⁵⁴ “North Shore’s Fence Brings Damage Suit,” *Sausalito News*, September 16, 1905. The fence adjacent to Petersen’s property may be seen in Figure 14.

⁵⁵ Sanborn Fire Insurance map, 1924 updated to 1950.

⁵⁶ Spitz, 2006:51. “Superior Court - Probate,” *Sausalito News*, June 24, 1866.

⁵⁷ After many years in business in San Rafael, Petersen’s son P. Henry Petersen divorced his wife, the daughter of a pioneer, in 1916 (*Sausalito News*, July 15, 1916) and moved to Crockett, where he spent the rest of his life, dying in Contra Costa County.

⁵⁸ Capitalized with \$25,000 (*The Druggist Circular & Gazette*, Vol. 47, 1903). Inman was also president of the San Rafael Board of Education for many years.

⁵⁹ *California Blue Book*, State Printing Office, 1899.

⁶⁰ *Inscriptions and Tombstones for Mt. Tamalpais Cemetery*, San Rafael, Marin County, California, Vol. 1.

⁶¹ Sanborn Fire Insurance map, 1887.

⁶² Assessor records for the properties state that 1212 2nd Street was constructed ca 1890 and 1214 2nd Street was constructed in 1877. It is highly unlikely that they were constructed that far apart in time.

three identical houses built at this location along the North Pacific Coast Railroad tracks. They were first addressed as 15, 17, and 17-1/2 Second Street.⁶³ All three had projecting square bays on the west side, small recessed front porches on the east side, and a larger recessed porch in the rear, northwest corner. The two-story commercial building that Petersen also owned was connected to a one-story storefront to the south and still housed a furniture store and upholstery shop in the 1890s with the O.C.F. hall [Order of Chosen Friends] on the second floor. The stable that had previously been located behind this building was still present, and there were three sheds associated with the houses.

Petersen's investment in building the three residences began to pay off in short order. In 1895 the *Tocsin* newspaper announced that a Mrs. C. Shoberg, the former proprietress at the Cosmopolitan Hotel (across the street) rented two of the houses on 2nd Street and would open a private boarding house "next month."⁶⁴

By the first decade of the twentieth century the block on which Petersen owned his four buildings was substantially built out, but for a large parcel in the northwest corner. In 1907 the two-story New England Villa was gone and in its place was a private driveway labeled New England Villa that served six cottages, three duplexes, and a building of flats.⁶⁵ The three houses once associated with the New England Villa in the southwest corner of the block (west of Petersen's properties) appear to be privately owned residences, judging by changes that had taken place to the buildings. The two-story building that Petersen owned was no longer associated with the one-story building to the south. It housed an O.C.F. [Order of Chosen Friends] and A. O. U. W. [Ancient Order of United Workmen]⁶⁶ on the second level and a bakery and lunch room on the first level, with a bake oven in the rear yard. It would continue as a bakery at least through 1950.⁶⁷ Petersen's three residences appeared as constructed, with four sheds associated with the buildings and the same stable that was originally located on the lot. The properties were addressed as 706, 708 and 710 2nd Street at this time.⁶⁸

As a sampling of the types of tenants the properties attracted, in 1901 Edward Doody, a freight clerk, and M. C. Doody, an agent, both working for the North Pacific Coast Railroad (NPCRR), were living at 706 2nd Street (later 1210 2nd Street, no longer extant), as was William King, another agent for the NPCRR, John Stafford, an engineer, and Charles Thompson, a fireman. Mrs. Inman and her son, a relative of Petersen's, were living at 708 2nd Street (1212 2nd Street today). And H. A. Gorley, of H. A. Gorley & Co., a dry goods store, and Miss Mae I. Gorley, were living at 710 2nd Street (1214 2nd Street today).

⁶³ Sanborn Fire Insurance map, 1894. In 1907 the buildings were addressed as 706, 708 and 710 2nd Street, with the commercial property addressed as 307-309 B Street. In 1924 the properties were addressed as 608, 610 and 612 2nd Street, with the commercial property addressed as 311-313 B Street.

⁶⁴ *Marin County Tocsin*, February 2, 1895.

⁶⁵ The parcel on which the New England Villa was redeveloped was owned by Petersen's son, P. Henry Petersen, according to a 1908 map of San Rafael. He also owned a parcel on the southwest corner of the intersection of 2nd and B streets. In Richardson's 1899 map of San Rafael it is part of the I. Shaver estate, for which Johannes Petersen was an appraiser. It appears that when P. Henry Petersen redeveloped the site, he included at least a portion of the original New England Villa hotel in one of the buildings (see Figure 15, in which a brick (pink) building is encased in a wood outer structure).

⁶⁶ "Genealogical research: Complete List of Fraternal Organizations,"

<http://www.exonomia.com/art/society.htm>, accessed March 2013.

⁶⁷ Sanborn Fire Insurance map, 1950.

⁶⁸ Sanborn Fire Insurance map, 1907.

At this time businesses along B Street included a grocery and fruit store, a meat shop, the bakery, two cobblers, offices, two French laundries, a barber, a saloon, and six residences, primarily associated with the businesses. On the other side of the street was a saloon and offices, a plumbing supplies store, and a bowling and billiards hall. Also located here was the Cypress Villa Hotel, and a building with four storefronts housing a building and supplies store; tea, coffee and extracts; barber; and saloon. Several buildings had flats on the second floor.

The block on which Petersen lived with his family was about five blocks south and west of 2nd and B Streets, the location of the railroad station and Petersen's rental properties. Bay View in this location was a street of tidy residences, very similar to its appearance today. Petersen owned one of the larger lots, which included a hen house and a stable.⁶⁹

The block on which Petersen's residences are located was very much the same in appearance in 1924, the date of the next Sanborn maps, as it was in 1907, the date of the previous maps. A change had taken place on the commercial block however, which was subdivided to include not only the two-story bakery and its oven, but also additional space from the house at 1210 2nd Street (a space previously occupied by a stable) and nineteen-foot-wide space to the immediate east of 1210 2nd Street. This configuration would remain until at least the 1950s.

In the 1920s B Street was clearly a thriving commercial district, but appears to have had less housing associated with the commercial buildings. At this time the B Street frontage included a meat store, the bakery, a grocery store, billiards hall, a furniture store, two furniture storehouses, a hand laundry, and a sheet metal works on the west side of the street, and a candy store and creamery, grocery store, plumbing store, two laundries, a boarding house, and one building housing a electrical shop, barber, and saloon. The railroad tracks, now belonging to the Northwestern Pacific narrow gauge line, were still in place.⁷⁰

The major change that took place in the neighborhood between 1924 and 1950 was that the train tracks for the Northwestern Pacific Railroad were moved from 2nd Street to the alley between 2nd and 1st streets and the B Street depot was moved slightly south to accommodate the passengers.

In the 1950s the block on which the Petersen residences are located was very densely built out, with the exception of the northwest corner, which contained only a gas station. There were still six residences along 2nd Street. There were ten residential buildings along New England Villa drive, with a total of fifteen units. The businesses along B Street at this time appeared to be secondary businesses, and not the full range of business types that had previously occupied this block. They included a warehouse at the corner of B and 2nd streets, a restaurant, the bakery with the hall above, a barber, wholesale liquors, an unidentified storefront, and a furniture store on the west side of the block. On the east side of the block was a grocery and restaurant, the Hotel Carmel, an office, and six unidentified storefronts.

As an example of the people who lived in the houses in the mid-twentieth century, in 1939-40 Corbett Cowen, an employee at the Marin County Water Co., and his wife Ella, lived at 1210 2nd Street (no longer extant). Attilie Hart Breinig, a homemaker, lived at 1212 2nd Street. And Alfred H. Ernie, who worked at PG&E, lived with his wife Helena at 1214 2nd Street. In the years 1942-

⁶⁹ Sanborn Fire Insurance map, 1907. He had purchased this lot from Elias and Johanna Lund, apparently relations of his sister's husband, whose name was also Lund.

⁷⁰ Sanborn Fire Insurance map, 1924.

43, during World War II, Thomas Keffer, a guard at San Quentin, and his wife Ruth lived at 1210 2nd Street. L. H. Allen, a plasterer, lived at 1212 2nd Street. And Alfred H. Ernie, who was retired by this time, still lived with his wife at 1214 2nd Street. After the war, in 1946-47, the only change that had taken place was that Mrs. Eleanor Manyan, a homemaker, lived at 1212 2nd Street. In 1949 Wallace D. Figueroa, a seaman, and his wife Lillian, lived at 1210 2nd Street, Mrs. Manyon still lived at 1212 2nd Street, and Kenneth M. Proctor, a wholesaler, and his wife Eileen, lived at 1214 2nd Street. For the remainder of the decade tenants of the houses were very similar to those before and after the war.⁷¹ It appears, from the turnover of residents, that these buildings were still rental housing at this time.

By about 1956 the residence at 1214 2nd Street had been split into a duplex (likely accessed by the front porch for the ground floor unit and the rear stair for the upstairs unit), and a small commercial space had been constructed in the front yard of the building. In 1957 this was considered a studio. In 1958 it housed “Polly’s Attic Furniture.”⁷² From 1951 the property was owned by Joseph D. and Dora J. Maggiolo; in 1972 it was owned by Dora Maggiolo; and in 1997 it was owned by the Joe P. [sic] & Dora J. Maggiolo Trust. In 1955 the residence at 1212 2nd Street was owned by Anita and Arthur H. Meyer and in 1964 it was owned by Anita Meyer. In these years the residences appeared to be owner-occupied.

The third residence built by Petersen at 1210 2nd Street and two-story commercial building at 811-813 B Street were demolished for surface parking in 1967.⁷³

Today both residences are owned by Monahan Parker Inc., as they have been for several years. The house at 1212 2nd Street is vacant and boarded up, and the residence at 1214 2nd Street is used as a multi-family rental.

⁷¹ *A to Z Marin County Directory*, A to Z Publishers (check) 1939-40, 1946-47, 1949-50, 1952-53, 1954-55.

⁷² Sanborn Fire Insurance map; Marin County Commercial Property Appraisal Record.

⁷³ Personal communication, Steve Stafford, City of San Rafael, April 2013.