

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
I. Aesthetics Substantially degrade the existing visual character or quality of the site and its surroundings?	S	<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>	S
II. Air Quality Expose sensitive receptors to substantial pollutant concentrations?	PS	<p>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:</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
III. A. Cultural Resources: Historical Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	S	<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>	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>Cultural Resources- 1: 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>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.</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 façades. 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	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>	<p>PS</p>	<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>	<p>LTS</p>

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

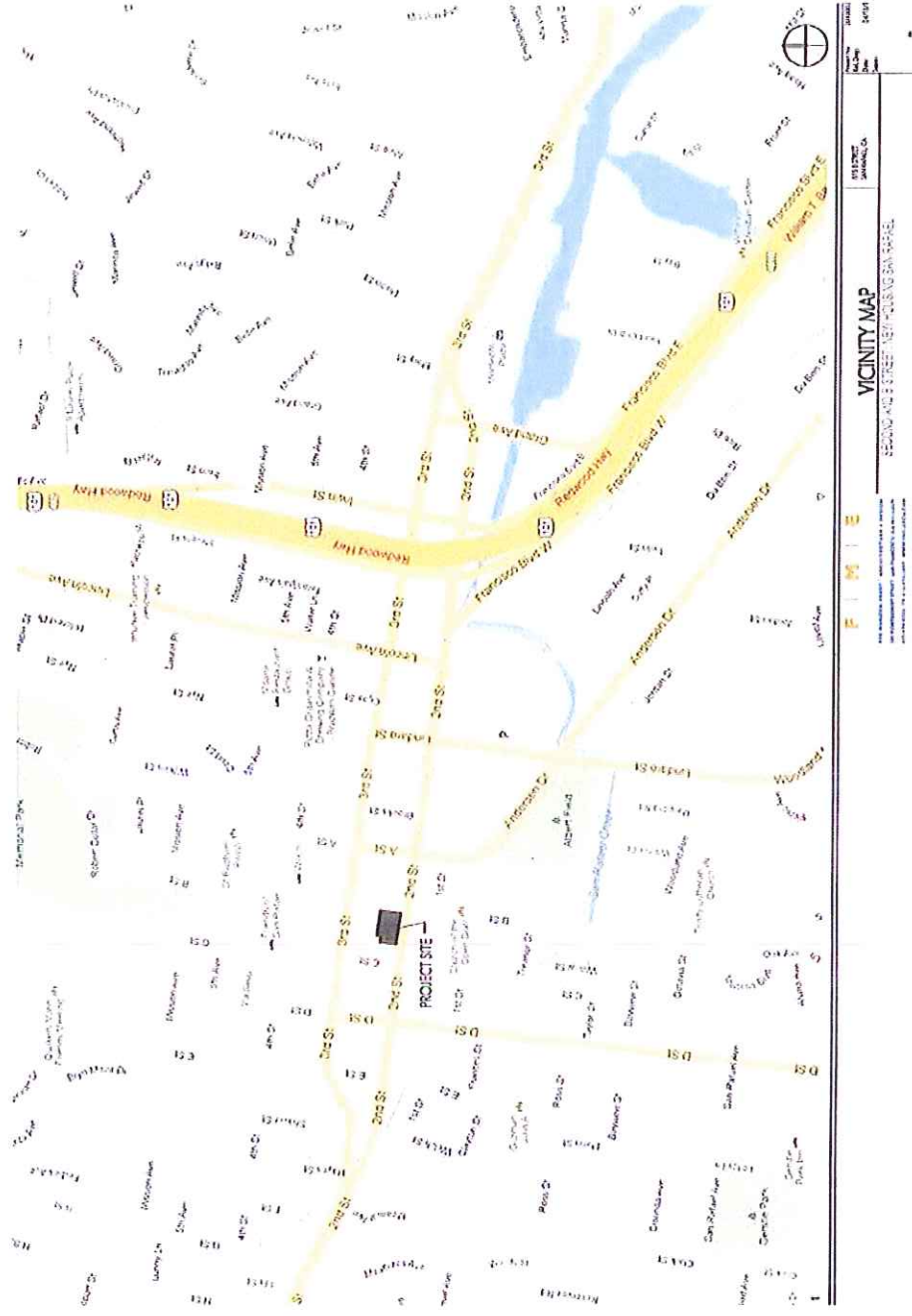




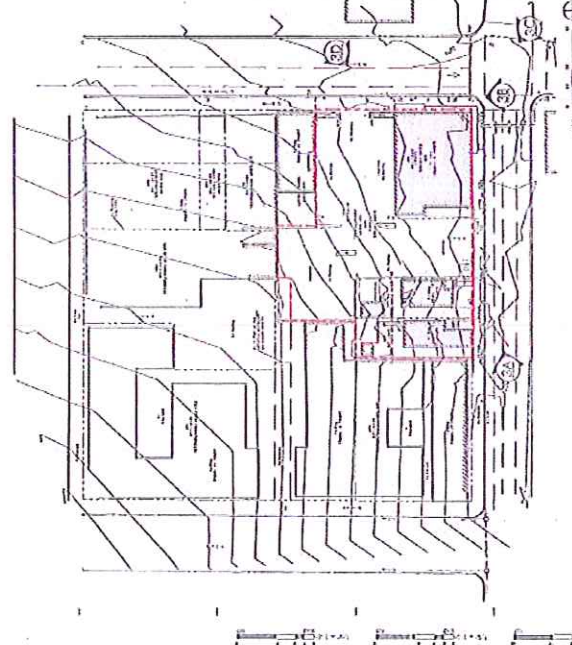


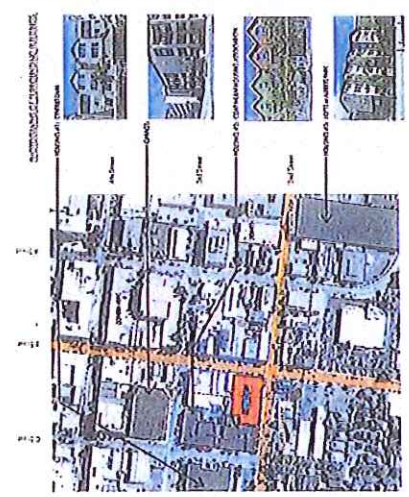
Exhibit B- Project Plans

2. SITE - EXISTING CONDITIONS



1. SITE MAP AND CONTEXT PHOTOS



F I M E

FOR INFORMATION: APPLICANT'S PROPERTY ADDRESS: [Blank]

DATE OF PHOTO: [Blank]

PHOTOGRAPHER'S PHONE: [Blank]

EXISTING SITE	

PLANNING DISTRICT	

SD AG-1

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

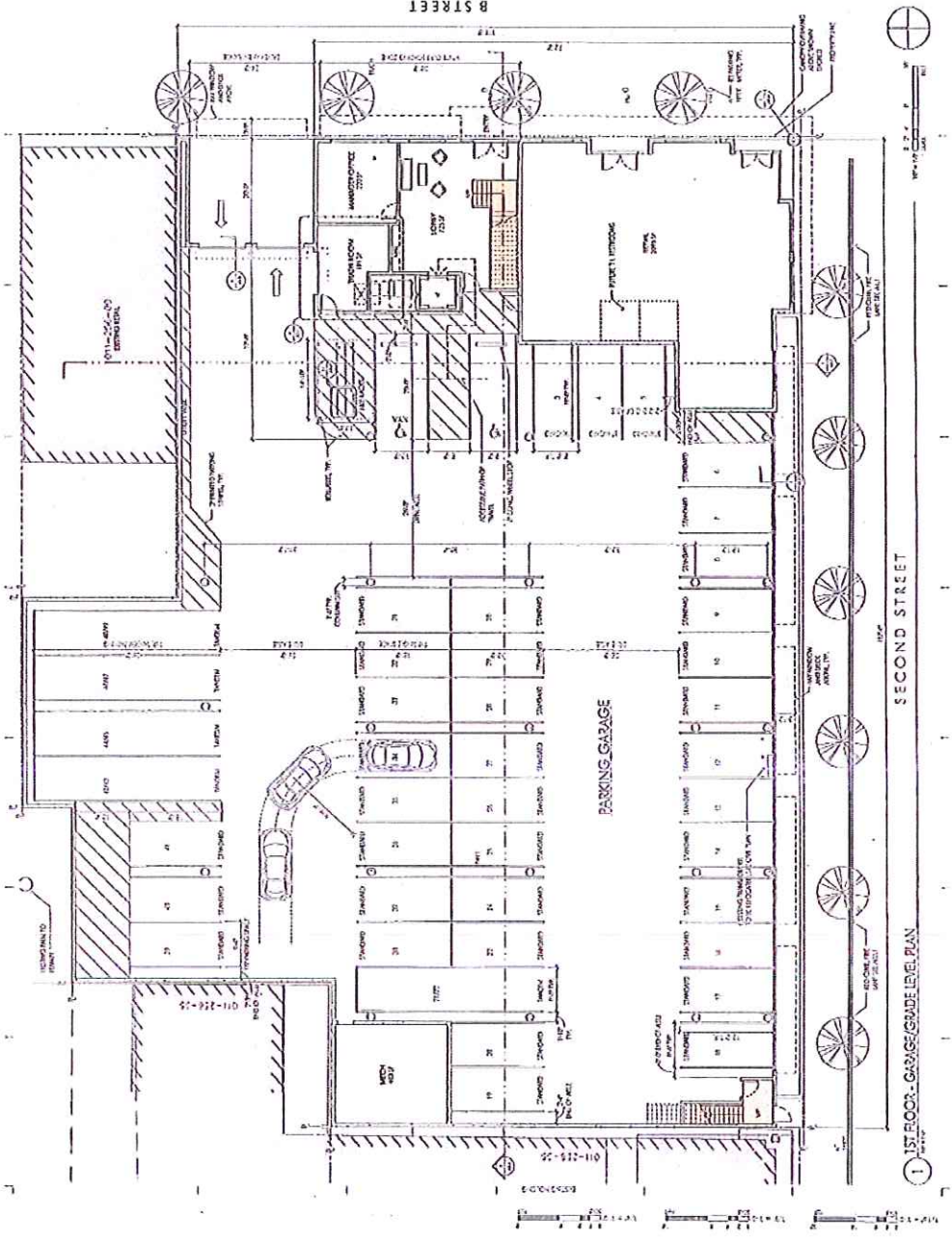
1151 STREET
SAN RAFAEL, CA 94901

F I M I E
THE FIRM'S NAME - ARCHITECTURE + INTERIOR DESIGN
 1151 STREET, SAN RAFAEL, CA 94901
 TEL: (415) 456-1151 FAX: (415) 456-1152
 WWW.FIMIE.COM

SITE PLAN	
DATE	11/11/11
PROJECT NO.	1151-11
CLIENT	THE CITY OF SAN RAFAEL
SCALE	AS SHOWN
DESIGNED BY	ARCHITECTURE + INTERIOR DESIGN
DRAWN BY	ARCHITECTURE + INTERIOR DESIGN
CHECKED BY	ARCHITECTURE + INTERIOR DESIGN
APPROVED BY	ARCHITECTURE + INTERIOR DESIGN

PLANNING DEPARTMENT	
DATE	11/11/11
PROJECT NO.	1151-11
CLIENT	THE CITY OF SAN RAFAEL
SCALE	AS SHOWN
DESIGNED BY	ARCHITECTURE + INTERIOR DESIGN
DRAWN BY	ARCHITECTURE + INTERIOR DESIGN
CHECKED BY	ARCHITECTURE + INTERIOR DESIGN
APPROVED BY	ARCHITECTURE + INTERIOR DESIGN

SD A1-0
SCALE: 1/8" = 1'-0"



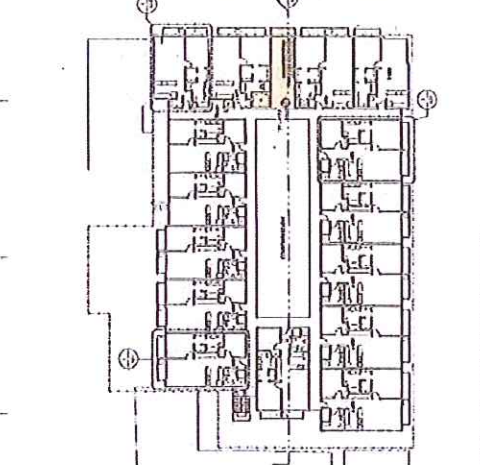
2ND AND B STREET SAN RAFAEL HOUSING

1500 MARKET STREET
SAN RAFAEL, CA 94903

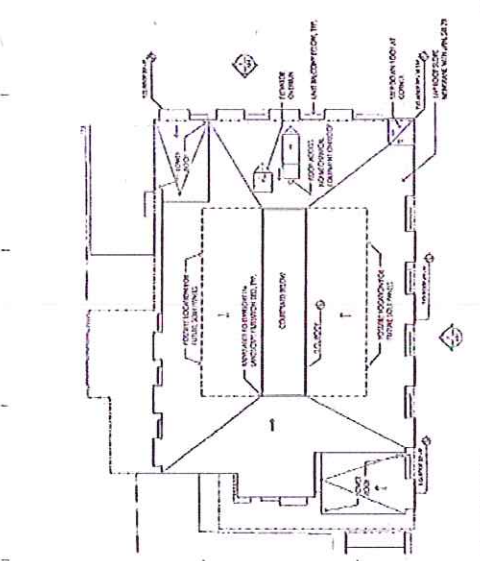
F I M E

FOR BUILDING PERMITS - ARCHITECTURAL & ENGINEERING
PROJECT NO. 1500 MARKET STREET, SAN RAFAEL, CA 94903

BUILDING SUMMARY	
NO. OF UNITS	48 UNITS
NO. OF STORIES	4 STORIES
NO. OF GARAGES	48 GARAGES
NO. OF PARKING SPACES	48 SPACES
NO. OF BICYCLE SPACES	48 SPACES
NO. OF STORAGE SPACES	48 SPACES
NO. OF COMMERCIAL SPACES	0 SPACES
NO. OF OFFICE SPACES	0 SPACES
NO. OF RETAIL SPACES	0 SPACES
NO. OF RESTAURANT SPACES	0 SPACES
NO. OF THEATER SPACES	0 SPACES
NO. OF GYMNASIUM SPACES	0 SPACES
NO. OF COMMUNITY CENTER SPACES	0 SPACES
NO. OF SENIOR CENTER SPACES	0 SPACES
NO. OF DAYCARE SPACES	0 SPACES
NO. OF PRESCHOOL SPACES	0 SPACES
NO. OF ELEMENTARY SPACES	0 SPACES
NO. OF MIDDLE SCHOOL SPACES	0 SPACES
NO. OF HIGH SCHOOL SPACES	0 SPACES
NO. OF COLLEGE SPACES	0 SPACES
NO. OF OTHER SPACES	0 SPACES
NO. OF TOTAL SPACES	48 SPACES



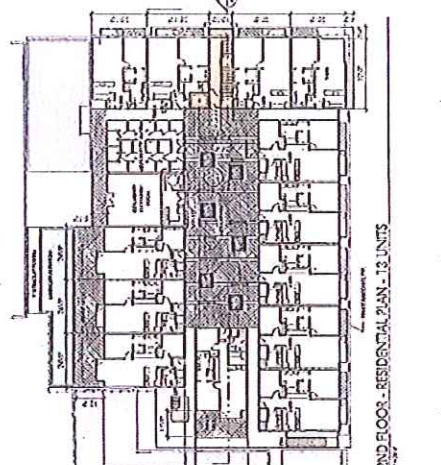
2. 2ND FLOOR - RESIDENTIAL PLAN - 15 UNITS



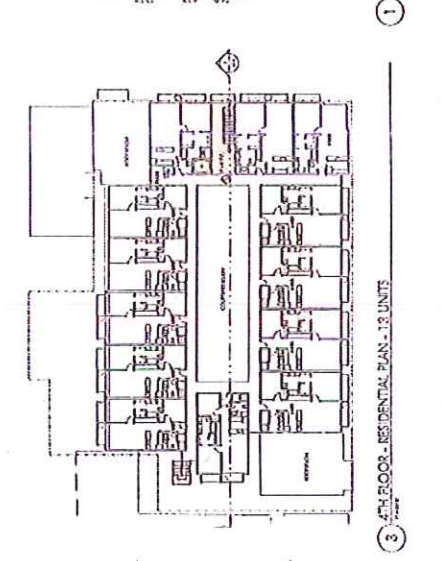
3. 3RD FLOOR - RESIDENTIAL PLAN - 12 UNITS



4. 4TH FLOOR - RESIDENTIAL PLAN - 13 UNITS



1. 1ST FLOOR - RESIDENTIAL PLAN - 18 UNITS



2. 2ND FLOOR - RESIDENTIAL PLAN - 15 UNITS



3. 3RD FLOOR - RESIDENTIAL PLAN - 15 UNITS



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

1834 STREET
SAN RAFAEL, CA 94903

F I N I S H

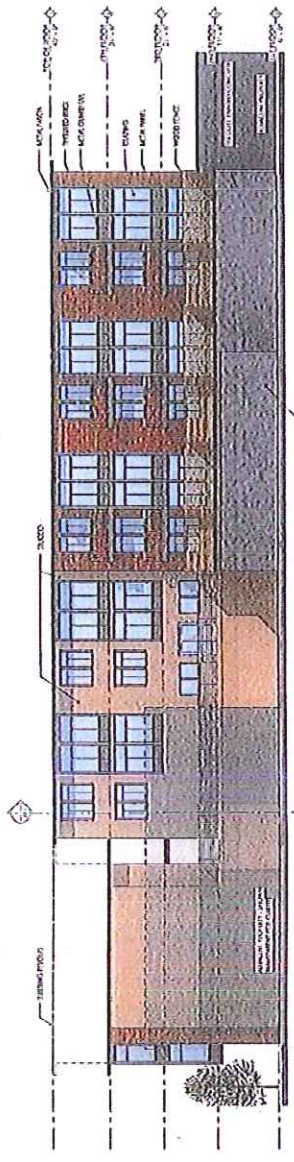
1834 STREET
SAN RAFAEL, CA 94903

PROJECT:	2ND AND B STREET SAN RAFAEL HOUSING
DATE:	02/20/2018
SCALE:	AS SHOWN
DESIGNED BY:	FINISH ARCHITECTS
DRAWN BY:	FINISH ARCHITECTS
CHECKED BY:	FINISH ARCHITECTS
DATE:	02/20/2018
PROJECT:	2ND AND B STREET SAN RAFAEL HOUSING
DATE:	02/20/2018
SCALE:	AS SHOWN
DESIGNED BY:	FINISH ARCHITECTS
DRAWN BY:	FINISH ARCHITECTS
CHECKED BY:	FINISH ARCHITECTS
DATE:	02/20/2018
PROJECT:	2ND AND B STREET SAN RAFAEL HOUSING
DATE:	02/20/2018
SCALE:	AS SHOWN
DESIGNED BY:	FINISH ARCHITECTS
DRAWN BY:	FINISH ARCHITECTS
CHECKED BY:	FINISH ARCHITECTS
DATE:	02/20/2018

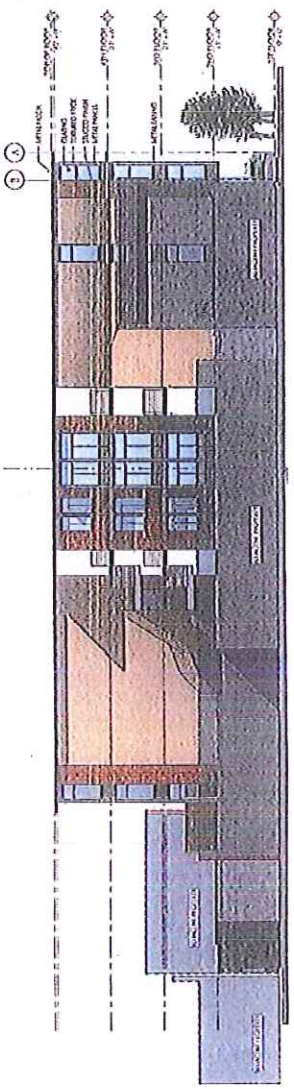
**PROPOSED ELEVATIONS -
NORTH & WEST**

PLANNING SUBMITTAL

SD A3-2



2 NORTH ELEVATION



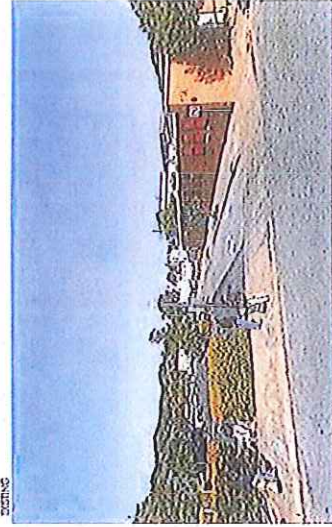
1 WEST ELEVATION

2ND AND B STREET SAN RAFAEL HOUSING

DESIGN TEAM
SHEPHERD/AFANI

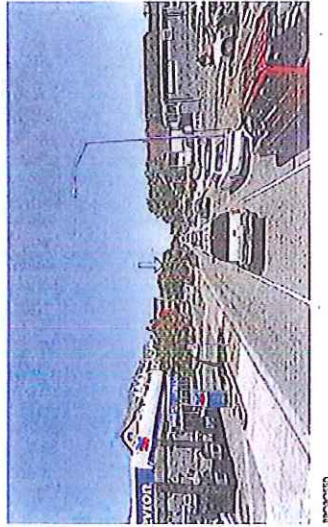
F I M E

FOR PRELIMINARY DESIGN AND CONCEPTUAL DEVELOPMENT OF THE PROJECT, THE ARCHITECT HAS CONDUCTED VISUAL ANALYSES AND PHOTO SIMULATIONS.



VIEW 1:
LOOKING SOUTH FROM THE PROPOSED BUILDING FOOTPRINT.

VIEW 2:
LOOKING WEST FROM THE PROPOSED BUILDING FOOTPRINT.



VIEW 1:
LOOKING SOUTH FROM THE PROPOSED BUILDING FOOTPRINT.

VIEW 2:
LOOKING WEST FROM THE PROPOSED BUILDING FOOTPRINT.

PHOTO SIMULATIONS	
DATE	
TIME	
LOCATION	
PHOTOGRAPHER	
EDITOR	

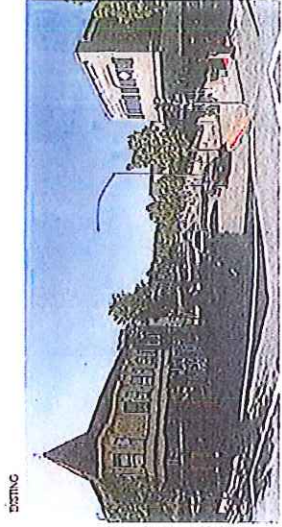
PLANNING DEPARTMENT	
PROJECT NO.	
DATE	
BY	
FOR	
APPROVED	
DATE	

SD A5-1
SHEPHERD/AFANI

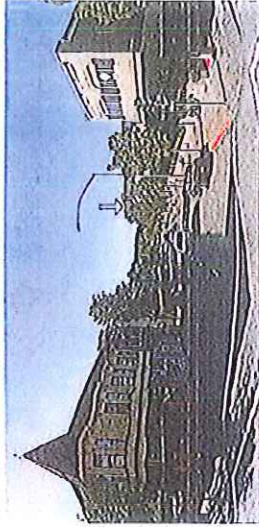
**2ND AND
B STREET
SAN RAFAEL HOUSING**

8155 STREET
SAN RAFAEL, CA 94901

F I M I E
FOR ARCHITECTURAL RENDERING AND VISUALIZATION
AND PHOTOGRAPHY SERVICES
1000 SHERBOURNE DRIVE, SUITE 100, SAN RAFAEL, CA 94901
TEL: (415) 456-1000 FAX: (415) 456-1001 WWW.FIMIE.COM



EXISTING



PROPOSED

VIEW 4:
CORNER VIEW OF THE PROPOSED ENTRANCE TO THE PROPOSED HOUSING.



PHOTO SIMULATION
PROJECT LOCATION

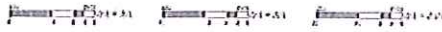


EXISTING



PROPOSED

VIEW 3:
CORNER VIEW OF THE PROPOSED ENTRANCE TO THE PROPOSED HOUSING.

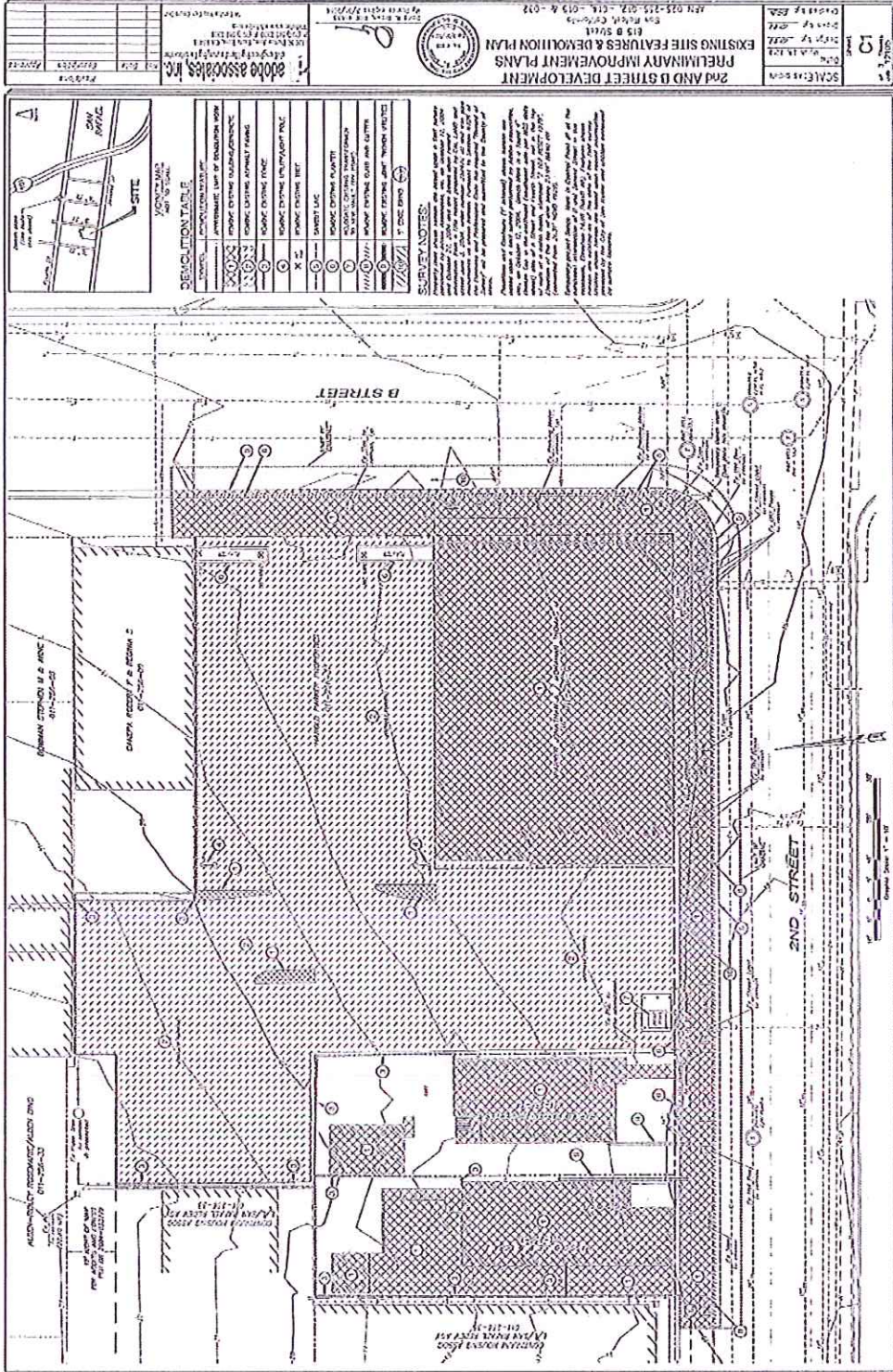


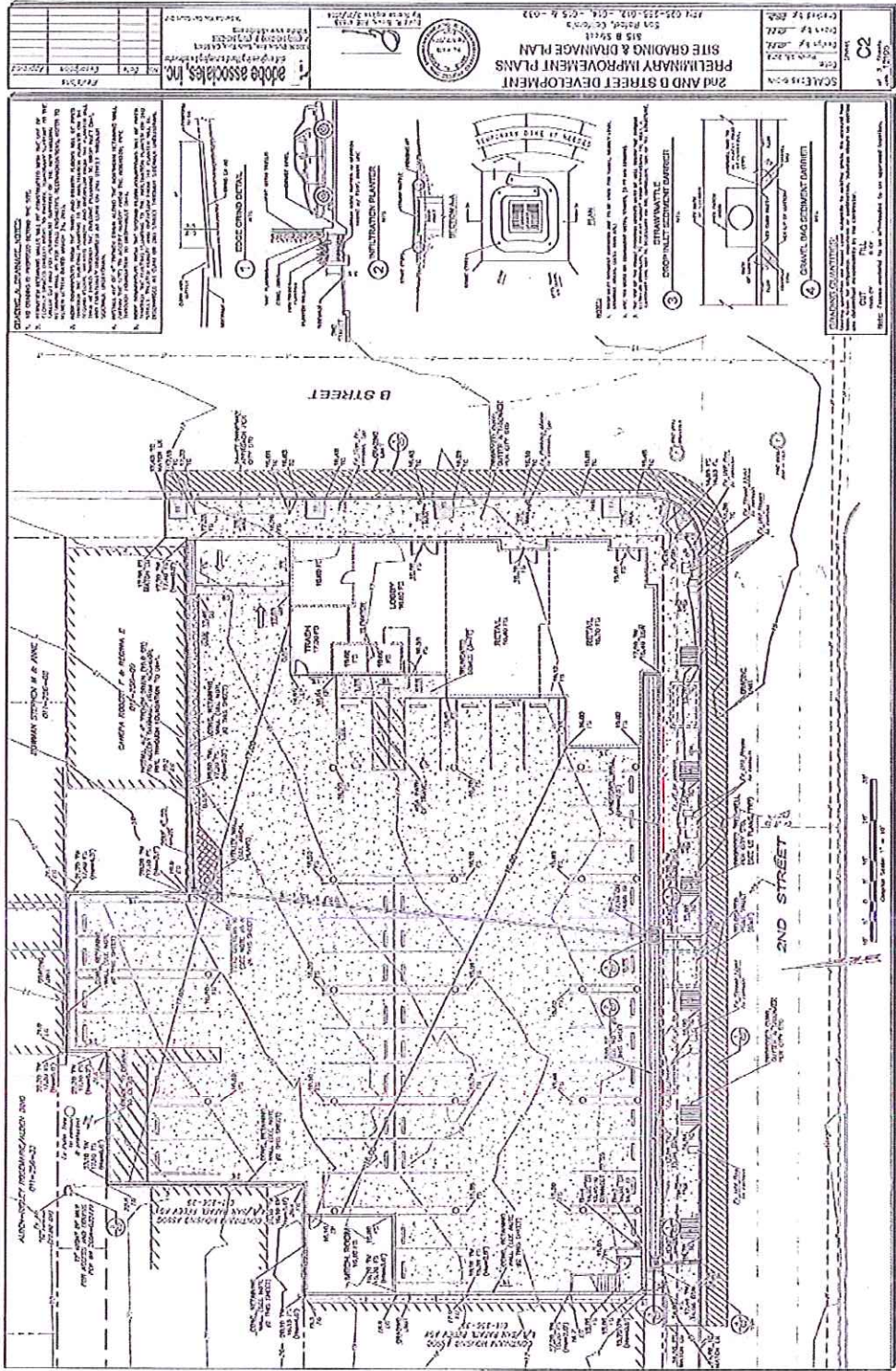
PROJECT INFORMATION	
PROJECT NAME	2ND AND B STREET HOUSING
CLIENT	DEVELOPER
ARCHITECT	ARCHITECT
DATE	DATE
SCALE	SCALE
STATUS	STATUS
LOCATION	LOCATION
PHOTOGRAPHER	PHOTOGRAPHER

PHOTO SIMULATIONS	
VIEW	DESCRIPTION
VIEW 1	VIEW 1
VIEW 2	VIEW 2
VIEW 3	VIEW 3
VIEW 4	VIEW 4

PLANNING DEPARTMENT	
PROJECT NAME	2ND AND B STREET HOUSING
PROJECT NUMBER	PROJECT NUMBER
DATE	DATE
STATUS	STATUS
LOCATION	LOCATION
PHOTOGRAPHER	PHOTOGRAPHER

SD A5-2	
PROJECT NAME	2ND AND B STREET HOUSING
PROJECT NUMBER	PROJECT NUMBER
DATE	DATE
STATUS	STATUS
LOCATION	LOCATION
PHOTOGRAPHER	PHOTOGRAPHER





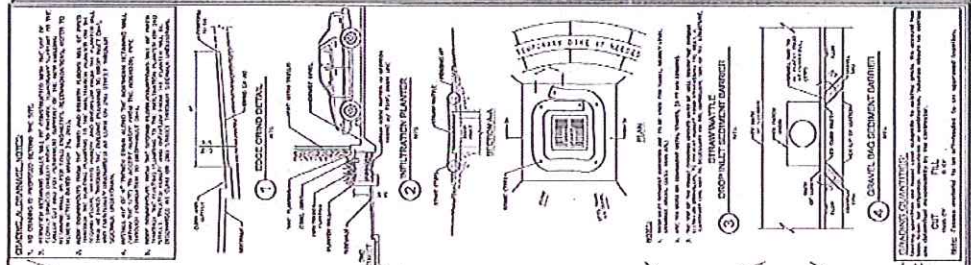
**2ND AND B STREET DEVELOPMENT
PRELIMINARY IMPROVEMENT PLANS
SITE GRADING & DRAINAGE PLAN**

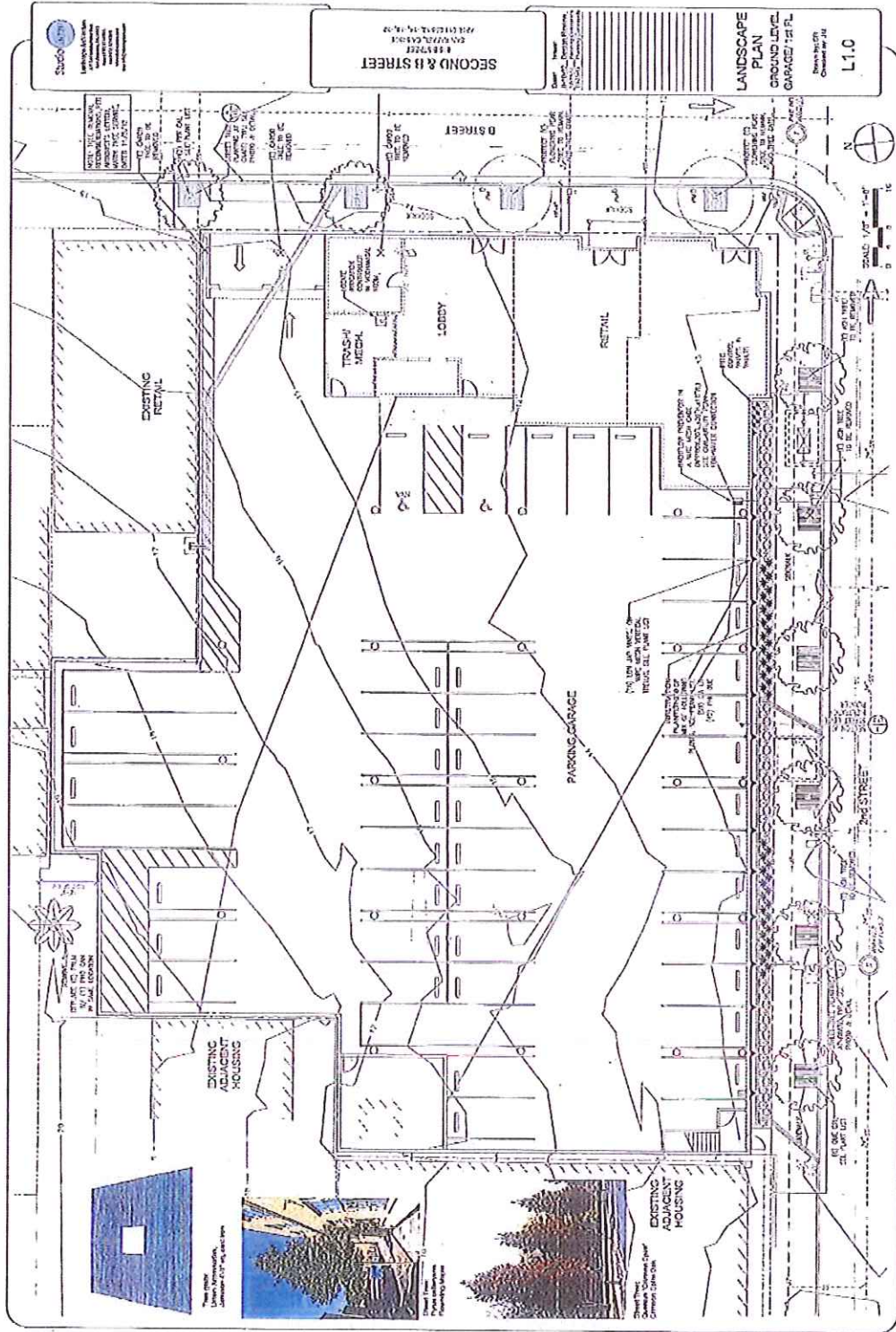
DATE: 05/15/2014
DRAWN BY: J. B. [unreadable]
CHECKED BY: [unreadable]
SCALE: 1/8" = 1'-0"

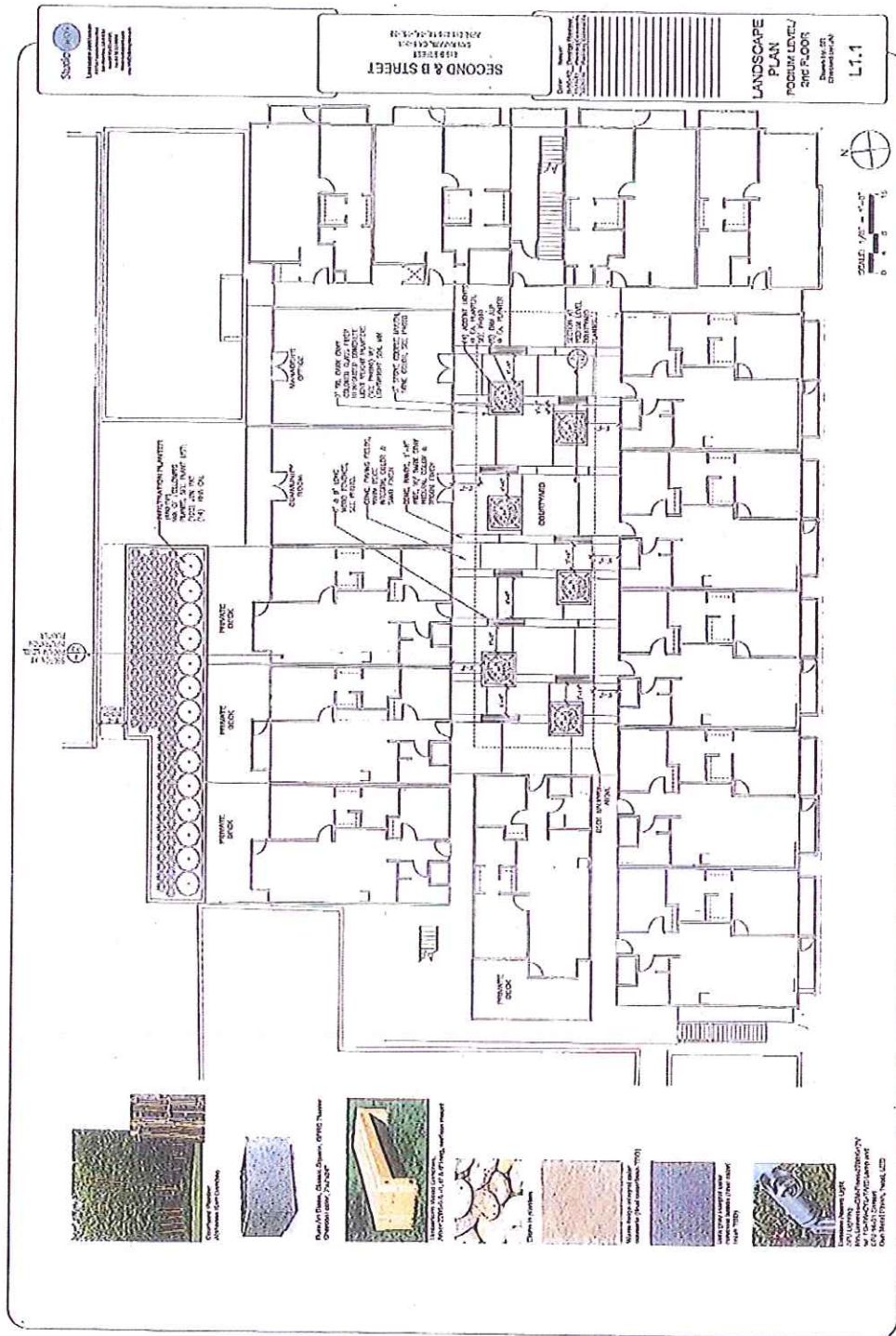
SCALES: 5/8" = 1'-0"

DATE: 05/15/2014
DRAWN BY: J. B. [unreadable]
CHECKED BY: [unreadable]

adobe associates, inc.
1000 RIVER STREET
SAN FRANCISCO, CA 94101
TEL: 415.774.2000
WWW.ADOBEASSOCIATES.COM







<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.

<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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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)

<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.

<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)

Potentially
Significant
Impact

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significant Impact

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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

<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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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)

	<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. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Discussion:
See discussion in III.a. above.

(Sources: 1,3)

c. Result in a cumulatively considerable net increase any criteria pollutant for which the project region is non – attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Discussion:
See discussion in III.a. above.

(Sources: 1, 3)

d. Expose sensitive receptors to substantial pollutant concentrations?

Discussion:
The proposed project would locate 41 multi-family residential units within Downtown San Rafael along the busy Second Street corridor. Sensitive receptors are defined as youths under 18, the elderly, and people with respiratory ailments. The project Traffic Study estimates the project would generate 123 new daily trips from the site over existing levels with 16 new a.m. peak hour trips (7-9 a.m.) and 15 new trips during the p.m. peak hour (4-6 p.m.).

The Bay Area Air Quality Management District initiated the Community Air Risk Evaluation (CARE) program in 2004 to evaluate and reduce health risks associated with exposures to outdoor toxic air contaminants (TACs) in the Bay Area. Through its emissions modeling of criteria pollutants from stationary and mobile sources as well as geographic analysis of sensitive populations, the District identified areas that have disproportionately higher emissions and concentrations of TACs within the Bay Area. The CARE program identified six impacted communities in the Bay Area including Concord, eastern San Francisco, western Alameda County, Redwood City/East Palo Alto, Richmond/San Pablo, and San Jose.

The project site is not identified as an impacted community and potential impacts to project residents from exposure to outdoor toxic air contaminants would be mitigated through project design via the City Building Code and Green Building Ordinance.

During construction, particulate emissions could be generated through excavation activities that emit dust and affect local residents, employees and patrons of businesses located in the area. Compliance with recommended Mitigation Measure Air Quality-1 would ensure that temporary, construction-related air quality impacts would be reduced to a less than significant impact.

<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

<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?
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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?
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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?
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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.

<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.

<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?

<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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significant Impact

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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

<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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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

<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)

	<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. 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)

<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. 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

<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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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

<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.

<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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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.

<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: 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.

<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, 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.

<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

<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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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)

<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:

<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)

<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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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.

<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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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.

<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, 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?

<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:

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)

<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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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

<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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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)

Potentially
Significant
Impact

Less than
significant With
Mitigation
Incorporation

Less than
significant Impact

No
Impact

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

<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.

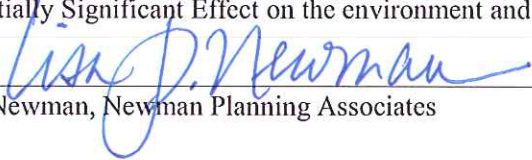
22. PastFinder Archaeological Database, Archaeological Sensitivity Report, generated June 7, 2013.

23. BAAQMD website: <http://www.baaqmd.gov/>

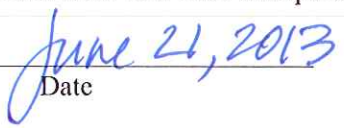
24. Redwood Landfill website: <http://www.redwoodlandfill.wm.com/>

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
