

**NOTICE OF PREPARATION FOR  
ENVIRONMENTAL IMPACT REPORT (EIR)**

You are invited to comment on the scope of EIR for the following proposed project:

**PROJECT: 815 B Street (formerly 809 B St, 1212/1214 Second St), (Second and B St: New San Rafael Housing)** The City of San Rafael will be the lead agency and will prepare an Environmental Impact Report (EIR) for a proposed new mixed-use housing project at the northwest corner of 2<sup>nd</sup> and B Streets in San Rafael. The project proposes a 4-story structure, containing 41 residential units, 2,095 sq. ft. retail and 49 parking spaces within a ground floor garage. This Notice of Preparation is sent pursuant to Section 15082 of the California Environmental Quality Act (CEQA) Guidelines to announce the initiation of the EIR process and to solicit comments from responsible and trustee agencies, utility providers, organizations, neighboring property owners, and interested parties concerning the scope of issues to be addressed in the EIR. A copy of the Notice of Preparation and the Initial Study can be viewed: 1) on line at <http://www.cityofsanrafael.org/commdev-planning-proj-815b/>, or 2) San Rafael Public Library (1100 E St) during their business hours; or 3) City Hall (1400 Fifth Avenue - Planning Division counter, 3<sup>rd</sup> Floor). The Planning Division counter is open Mondays and Thursday's from 8:30am to 5:00pm and Tuesday's, Wednesdays and Fridays from 8:30am to 12:45pm.

**COMMENT PERIOD/PUBLIC HEARING:** The City invites written comments on the scope of the EIR and alternatives that should be considered. Due to the time limits mandated by state law, your response must be sent at the earliest possible date, but no later than 30 days from the date of this notice, **or Tuesday, July 23, 2013 by 5:00 p.m.** Written comments should be sent to City of San Rafael, Community Development Department, 1400 Fifth Ave/P.O. Box 151560, San Rafael, California 95915-1560, Attn.: Lisa Newman, Contract Planner. Comments may also be sent by email to [lisapnewman@gmail.com](mailto:lisapnewman@gmail.com) with the heading "Second and B Street: New San Rafael Housing" in the subject line. Comments should focus on identifying specific environmental impacts to be evaluated during the EIR process and suggesting project modifications or alternatives that would be less environmentally damaging while achieving similar project objectives. Scoping comments should focus on issues and alternatives to be studied, not on expressing a preference for a particular alternative.

The City will also hold a public scoping meeting before the City of San Rafael Planning Commission to accept oral comments on the scope of the EIR on **Tuesday, July 23, 2013, at 7:00 p.m.** in the San Rafael City Council Chambers, 1400 Fifth Avenue, San Rafael, CA.

**WHAT WILL HAPPEN:** The purpose of the Notice of Preparation and comment period is to announce the initiation of the EIR process and process and to solicit comments from responsible and trustee agencies, utility providers, organizations, neighboring property owners, and interested parties concerning the scope of issues to be addressed in the EIR. The EIR is to assess the potential environmental impacts of all phases of the proposed project including planning approvals, construction, and operation. Following conclusion of this scoping period, a Draft EIR will be prepared that studies the environmental issues of the topic areas included in this scoping. Public hearings will then be scheduled to accept public comment on the Draft EIR, when completed, and the project merits, as well as prior to certification of a Final EIR for the project. It is anticipated that this process will take several months to complete. A decision on the merits of the project will be made after the Final EIR is considered and certified.

**FOR MORE INFORMATION:** For more information on the Initial Study and EIR process, please contact **Lisa Newman, Contract Planner**, at (415) 492.0300 or email [lisapnewman@gmail.com](mailto:lisapnewman@gmail.com), or review the file for the proposed project at City Hall – Planning Division. If you wish to be placed on a mailing list to receive further information as the project progresses, please contact Steve Stafford, Associate Planner, at (415) 458-5048, [steve.stafford@cityofsanrafael.org](mailto:steve.stafford@cityofsanrafael.org). The office is open Monday's and Thursday's from 8:30am to 5:00pm and Tuesday's, Wednesdays and Fridays from 8:30am to 12:45pm

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*Sign Language and interpretation and assistive listening devices may be requested by calling (415) 485-3085 (voice) or (415) 485-3198 (TDD) at least 72 hours in advance. Copies of documents are available in accessible formats upon request.*

*Public transportation to City Hall is available through Golden Gate Transit, Line 22 or 23. Para-transit is available by calling Whistlestop Wheels at (415) 454-0964.*

*To allow individuals with environmental illness or multiple chemical sensitivity to attend the meeting/hearing, individuals are requested to refrain from wearing scented products.*

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