

# Form A: Notice of Completion

Mail to: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 916/445-0613

SCH# 2019029046

Project Title: BioMarin and Whistlestop/Eden Housing Project

Lead Agency: City of San Rafael

Contact Person: Sean Kennings, Contract Planner

Street Address: 1400 Fifth Avenue

Phone: (415) 533-2111

City: San Rafael

Zip Code: 94901

County: Marin County

## Project Location

County: Marin County

City/Nearest Community: City of San Rafael

Cross Streets: 3rd Street, 2nd Street, Lindaro Street, Brooks Street Zip Code: 94901 Total Acres: 3.05 acres

Assessor's Parcel No. 011-265-01

Latitude: 37°58'N

Longitude: 122°30'27"W

Within 2 Miles: State Hwy #: U.S. 101

Waterways: San Rafael Creek

Airports:

Railways: SMART

Schools: Dominican University, Bahia Vista Elementary School, James Davidson Middle School, Laurel Dell School

## Document Type

CEQA: ☐ NOP  
☐ Early Cons  
☐ Neg Dec  
☒ Draft EIR

☐ Supplemental/Subsequent  
☐ EIR (Prior SCH No.)  
☐ Other

NEPA: ☐ NOI  
☐ EA  
☐ Draft EIS  
☐ FONSI

Other: ☐ Joint Document  
☐ Final Document  
☐ Other

## Local Action Type

☐ General Plan Update  
☒ General Plan Amendment  
☐ General Plan Element  
☐ Community Plan

☐ Specific Plan  
☐ Master Plan  
☐ Planned Unit Development  
☒ Site Plan

☒ Rezone  
☐ Prezone  
☒ Use Permit  
☒ Land Division (Subdivision, Parcel Map, Tract Map, etc.)

☐ Annexation  
☐ Redevelopment  
☐ Coastal Permit  
☒ Other Zoning Ordinance and Planned Development amendments, Major Environmental/Design Review Permit, density bonus, sign program

## Development Type

☒ Residential: Units 67 Acres 0.34  
☒ Office: Sq. ft. 77,000 Acres 2.71 Employees 400  
☒ Commercial: Sq. ft. 51,000 Acres --- Employees 10  
☐ Industrial: Sq. ft. Acres Employees  
☐ Educational:  
☐ Recreational:

☐ Water Facilities: Type MGD  
☐ Transportation: Type  
☐ Mining: Mineral  
☐ Power: Type Watts  
☐ Waste Treatment: Type  
☐ Hazardous Waste: Type  
☒ Other Laboratory space: 97,000 sq. ft.; 140 employees

## Funding (approx.)

Federal \$

State \$

Total \$

## Project Issues Discussed in Document

☒ Aesthetic/Visual  
☐ Agricultural Land  
☒ Air Quality  
☒ Archaeological/Historical  
☐ Coastal Zone  
☒ Drainage/Absorption  
☐ Economic/Jobs  
☐ Fiscal

☒ Flood Plain/Flooding  
☐ Forest Land/Fire Hazard  
☒ Geologic/Seismic  
☐ Minerals  
☐ Noise  
☒ Population/Housing Balance  
☒ Public Services/Facilities  
☒ Recreation/Parks

☐ Schools/Universities  
☐ Septic Systems  
☒ Sewer Capacity  
☐ Soil Erosion/Compaction/Grading  
☒ Solid Waste  
☒ Toxic/Hazardous  
☒ Traffic/Circulation  
☐ Vegetation

☒ Water Quality  
☒ Water Supply/Groundwater  
☐ Wetland/Riparian  
☐ Wildlife  
☒ Growth Inducing  
☒ Land Use  
☒ Cumulative Effects  
☒ Other Greenhouse gas emissions



## Present Land Use/Zoning/General Plan Designation

The project site is currently vacant and at one time housed a gas manufacturing plant. The City's General Plan designation for the site is "Second/Third Mixed Use." The zoning of the site is "Second/Third Streets Mixed-Use East (2/3MUE)."

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### Project Description

The two components of the proposed project are the BioMarin project and the Whistlestop/Eden Housing project. Both would be located within the downtown San Rafael block bounded by 2<sup>nd</sup> Street on the south, 3<sup>rd</sup> Street on the north, Lindaro Street on the east, and Brooks Street on the west. The BioMarin portion of the project would be constructed in two phases as follows:

- **Phase I** would consist of construction of Building A, which would be located on the north side of the project site and would include 77,000 square feet of office space and 33,000 square feet of amenities for employees and visitors of the overall BioMarin campus. The 33,000 square feet of amenities would be located on the ground floor and would include lobbies, conference rooms, a fitness center, dining space, and retail space. The retail space, consisting of about 3,500 square feet, would be open to the public. Additional public use space would be an adjacent landscaped plaza (approximately 6,000 square feet) that could be an outdoor public gathering area during daytime hours.
- **Phase II** would consist of construction of Building B, which would provide 97,000 square feet of laboratory (research and development [R&D]) space in the southern portion of the project site.

Both Building A and Building B, as measured from finished ground floor to the top of the roof deck, would be 69 feet in height, but they would be officially considered 72 feet (four stories) in height as measured by the 2016 California Uniform Building Code, which determines maximum height from the lowest adjacent grade 5 feet from the proposed building (at the northeast corner of the site). Building A would have approximately 262 feet of frontage on 3<sup>rd</sup> Street and 180 feet of frontage on Lindaro Street. Building B would have approximately 244 feet of frontage on 2<sup>nd</sup> Street and 109 feet of frontage on Lindaro Street.

Whistlestop/Eden Housing would develop its building on 0.34 acre at the northwest corner of the project site. The building would provide approximately 18,000 square feet of space for a Healthy Aging Center and 67 affordable senior housing units and would be considered a "Healthy Aging Campus." The building would be developed independently from the BioMarin project but most likely at the same time as BioMarin Building A (Phase I). The proposed 67 housing units would be leased at affordable rents to those aged 62 and over who earn less than 60 percent of the area median income. Residential amenities would include a community room, computer center and library, and landscaped courtyards with community gardens for residents to grow vegetables and herbs. A roof deck would be provided on the northwest and southwest corners of the sixth floor.

A total of 29 surface parking spaces would be provided for the BioMarin portion of the project after full development of both buildings. This total would consist of 7 spaces at the entrance to the project site off Lindaro Street at the southeast corner of the project site, and 22 additional surface parking spaces at the southwest corner of the site, with access from 3<sup>rd</sup> Street. Cars would enter the site from 3<sup>rd</sup> Street, travel south to the parking area, and then exit onto Brooks Street. The 12 ground-floor parking spaces provided within the Whistlestop/Eden Housing project would have ingress and egress points on Brooks Street, north of the exit point for the surface parking area. In Phase I, when only BioMarin Building A and the Whistlestop/Eden Housing project would be located on the site, a total of 78 surface parking spaces would be provided since space would be available where Building B (Phase II) is proposed. A site plan for both projects can be seen in Figure 3-3 in Chapter 3, Project Description, of the DEIR.

Approvals requested for the project include a General Plan amendment to modify the maximum intensity of non-residential development and a rezoning to expand and combine the Planned Development District boundary of the San Rafael Corporate Center (SRCC) with the BioMarin portion of the subject property.

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### Lead Agency's Public Review Period

Starting Date: August 9, 2019

Ending Date: September 24, 2019

Signature of Lead Agency Representative



RAFFI BOLOYAN  
Planning Manager

Date 8/9/2019

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

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## Reviewing Agencies

- |   |  |
|---|--|
| <input type="checkbox"/> Resources  | <input checked="" type="checkbox"/> Caltrans District 4          |
| <input type="checkbox"/> Boating / Waterways                              | <input type="checkbox"/> Dept. of Transportation Planning        |
| <input type="checkbox"/> Conservation                                     | <input type="checkbox"/> Aeronautics                             |
| <input type="checkbox"/> Fish and Game                                    | <input type="checkbox"/> California Highway Patrol               |
| <input type="checkbox"/> Forestry   | <input type="checkbox"/> Housing and Community Development       |
| <input type="checkbox"/> Colorado River Board                             | <input type="checkbox"/> Statewide Health Planning               |
| <input type="checkbox"/> Dept. Water Resources                            | <input type="checkbox"/> Health                                  |
| <input type="checkbox"/> Reclamation                                      | <input type="checkbox"/> Food and Agriculture                    |
| <input type="checkbox"/> Parks and Recreation                             | <input type="checkbox"/> Public Utilities Commission             |
| <input type="checkbox"/> Office of Historic Preservation                  | <input type="checkbox"/> Public Works                            |
| <input checked="" type="checkbox"/> Native American Heritage Commission   | <input type="checkbox"/> Corrections                             |
| <input type="checkbox"/> S.F. Bay Conservation and Development Commission | <input type="checkbox"/> General Services                        |
| <input type="checkbox"/> Coastal Commission                               | <input type="checkbox"/> OLA                                     |
| <input type="checkbox"/> Energy Commission                                | <input type="checkbox"/> Santa Monica Mountains                  |
| <input type="checkbox"/> State Lands Commission                           | <input type="checkbox"/> TRPA                                    |
| <input checked="" type="checkbox"/> Air Resources Board                   | <input type="checkbox"/> OPR – OLGA                              |
| <input type="checkbox"/> Solid Waste Management Board                     | <input type="checkbox"/> OPR – Coastal                           |
| <input type="checkbox"/> SWRCB: Sacramento                                | <input type="checkbox"/> Bureau of Land Management               |
| <input checked="" type="checkbox"/> RWQCB: Region # 2                     | <input type="checkbox"/> Forest Service                          |
| <input type="checkbox"/> Water Rights                                     | <input checked="" type="checkbox"/> Other <u>DTSC and BAAQMD</u> |
| <input type="checkbox"/> Water Quality                                    | <input type="checkbox"/> Other _____                             |

### For SCH Use Only:

Date Received at SCH \_\_\_\_\_ Catalog Number \_\_\_\_\_  
 Date Review Starts \_\_\_\_\_ Applicant \_\_\_\_\_  
 Date to Agencies \_\_\_\_\_ Consultant \_\_\_\_\_  
 Date to SCH \_\_\_\_\_ Contact \_\_\_\_\_ Phone \_\_\_\_\_  
 Clearance Date \_\_\_\_\_ Address \_\_\_\_\_

Notes: \_\_\_\_\_  
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