



COMMUNITY DEVELOPMENT DEPARTMENT

INTERDEPARTMENTAL MEMORANDUM

DATE: August 9, 2019
TO: Responsible and Trustee Agencies
FROM: Sean Kennings, Contract Planner
Raffi Boloyan, Planning Manager
SUBJECT: **Draft Environmental Impact Report (DEIR) Public Comment Period**
BioMarin/Whistlestop/EDEN Housing Mixed Use Project at 999 3rd St

Today, August 9, 2019, the Draft Environmental Impact Report (DEIR) for the 999 3rd Street: BioMarin / Whistlestop / Eden Housing Mixed-Use Development has been published and noticed. The 45-day noticing period for comments on the DEIR will end on **Monday September 23, 2019 at 5pm**. Written comments should be submitted prior to this date and can be sent to City of San Rafael, Community Development Department, 1400 Fifth Ave, San Rafael, California 94901; Attn: Sean Kennings, Contract Planner. The Planning Commission will also hold a public hearing to accept oral comments on **Tuesday, September 24, 2019 at 7pm** in the San Rafael City Council Chambers.

A hard copy of the DEIR is attached. There is a CD attached to the back cover of the DEIR that includes the appendices to the DEIR. The DEIR and appendices can also be accessed electronically, on the City's web site can be found here: <https://www.cityofsanrafael.org/999-3rd>. The purpose of the DEIR hearing is to solicit comments from responsible and trustee agencies, utility providers, homeowner's groups, neighboring property owners and occupants, and interested parties on the adequacy of the DEIR.

- Responses to comments provided during the review of the DEIR will be prepared and a subsequent separate public hearing before the Commission will be scheduled to review the Final EIR (FEIR) for the project and to review the merits of the project (Anticipated to be heard by the Commission in late 2019)
- Following Planning Commission recommendation, the FEIR and the project merits would be reviewed for final action by the Council (Anticipated to occur in late 2019 or early 2020).

The project proposes to develop three new buildings on a 133,099 sq ft property. BioMarin is proposing two 72-tall, four-story, laboratory and office buildings with associated landscaping and 29 total parking spaces. Whistlestop / Eden Housing is proposing to build a 70-ft tall, six-story, Healthy Aging Campus on a 15,000 sq ft portion of the site at 3rd and Brooks Street, with 67 affordable units and 18,000 sq ft of senior services. The DEIR focuses on the areas of concern and comment identified in the Notice of Preparation (NOP) for the project, and discusses issues including, but not limited to: Aesthetic Resources, Air Quality, GHG Emissions, Hydrology and Drainage, Noise, Land Use, and Transportation.

The Council will serve as the final hearing authority on the project; following the Commission's review of the Draft EIR, and subsequent Commission review of the Final EIR and project application. Should you have any questions, please feel free to contact contract planner, Sean Kennings, sean@lakassociates.com / (415) 533-2111 or Raffi Boloyan, Planning Manager, at raffi.boloyan@cityofsanrafael.org / (415) 485-3095