



## COMMUNITY DEVELOPMENT DEPARTMENT

### INTERDEPARTMENTAL MEMORANDUM

**DATE:** January 13, 2020

**TO:** Responsible and Trustee Agencies and Interested Parties

**FROM:** Sean Kennings, Contract Planner  
Raffi Boloyan, Planning Manager

**SUBJECT:** **Final Environmental Impact Report (FEIR)**  
**BioMarin/Whistlestop/EDEN Housing Mixed Use Project at 999 3<sup>rd</sup> St**

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Today, January 13, 2020, the Final Environmental Impact Report (FEIR) for the 999 3rd Street: BioMarin / Whistlestop / EDEN Housing Mixed-Use Development has been published and noticed. The Planning Commission will hold a public hearing to consider the Final EIR and project merits on **Tuesday, January 28, 2020 at 7pm** in the San Rafael City Council Chambers. 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 FEIR, and previously public Draft EIR (DEIR) and appendices can be accessed electronically, on the City's web site: <https://www.cityofsanrafael.org/999-3rd>.

Following Planning Commission recommendation, the FEIR and the project merits would be reviewed for final action by the Council (Anticipated to occur in late spring 2020 at noticed public hearing).

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 Final EIR and project applications. Should you have any questions, please feel free to contact contract planner, Sean Kennings, [sean@lakassociates.com](mailto:sean@lakassociates.com) / (415) 533-2111 or Raffi Boloyan, Planning Manager, at [raffi.boloyan@cityofsanrafael.org](mailto:raffi.boloyan@cityofsanrafael.org) / (415) 485-3095