

**Homeward Bound of Marin
Supportive Housing and Emergency Shelter**

190 Mill Street, San Rafael, CA
Assessor's Parcel No.: 014-192-12

Initial Study/Mitigated Negative Declaration

Lead Agency:

*City of San Rafael
Community Development Department
1400 Fifth Avenue (P.O. Box 151560)
San Rafael, CA 94915-1560*

Contact: Alicia Giudice, Senior Planner

January 2020

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DATE: January 2, 2020

TO: Public Agencies, Organizations and Interested Parties

FROM: Alicia Giudice, Senior Planner

SUBJECT: **NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A MITIGATED
NEGATIVE DECLARATION**

Pursuant to the State of California Public Resources Code and the “Guidelines for Implementation of the California Environmental Quality Act of 1970” as amended to date, this is to advise you that the Department of Community Development of the City of San Rafael has prepared an Initial Study on the following project:

Project Name:

Homeward Bound of Marin Supportive Housing and Emergency Shelter

Location:

190 Mill Street, San Rafael, Marin County, California, Assessor’s Parcel No.: 014-192-12

Property Description:

The subject property is a rectangular parcel with an area of approximately 13,500 square feet and is currently developed with a 4,792 square foot single-story building, built in 1950s, a surface parking area that contains 12 spaces, and two storage sheds at the northeast corner of the property. The existing building has been used as an emergency shelter operated by Homeward Bound since 1986.

Project Description:

The project consists of amendments to the San Rafael General Plan 2020 land use map and Zoning Map, and an amendment to the Use Permit approved for the existing emergency shelter, that would allow the development of a new building that would contain 32 permanent supportive housing units and a 60-bed emergency shelter that would replace the emergency shelter that currently operates at the site.

The requested amendments consist of:

- A General Plan Amendment to modify the existing Light Industrial/Office (LI/O) land use designation of the site and extend the high-density residential (HDR) land use designation to the north and east such that it would encompass the 190 Mill Street property.
- A Zoning Map Amendment to modify the existing Canal Core Industrial/Office (CCI/O) zoning classification of the site and extend the existing high-density residential zoning (HR1) of the adjacent site such that it would encompass the 190 Mill Street property; and
- An amendment to the approved Use Permit for existing emergency shelter approved in 1986 to allow for the proposed expansion which would increase the number of beds from a maximum of 55 to up to 60 beds.

If the requested amendments described above are approved, the applicant would seek a “by-right” approval of the proposed supportive housing and emergency shelter building, which would require demolition of the existing emergency shelter building. The new building would be a four-level building made up of three floors of wood-framed construction above a concrete podium, and including the following:

- Ground floor podium parking area with 18 parking spaces for use by Homeward Bound staff, visiting service providers, and guests. Residents will not have cars;
- A new 60-bed emergency shelter to replace the existing 55-bed shelter on the first floor of the building, above the ground-level concrete podium parking;
- 32 single-room occupancy supportive housing units on the second and third floors (16 units on each floor) with shared common areas including lounge, communal kitchen, bathrooms, and terraces; and
- New irrigated landscaping, hardscape, and fencing along the perimeter of the property.

The project site and surrounding area is located in FEMA (Federal Emergency Management Agency) special flood hazard Zone AE, with an established base flood elevation (BFE) of 10 feet (datum NAVD88). Therefore, the new building must be designed to conform to floodplain management regulations contained in Title 18 of the City of San Rafael Municipal Code (Protection of Flood Hazard Areas). The civil and architectural plans submitted for the project show that all habitable space in the new building is above the 10-foot BFE, and areas below the 10-foot BFE are limited to parking, access, and limited storage.

Access to the building would be from Harbor Street into a lobby area with elevator. This lobby area can also be accessed from the enclosed parking area. The second floor (emergency shelter) would also be accessible via an exterior stairway on Mill Street. Auto access would be from a driveway on Mill Street into an enclosed parking area that would be controlled by an automatic overhead steel gate. The parking area includes 18 vehicle parking spaces, racks for 20 bicycles, and enclosed trash, recycling, and storage areas. Other site improvements include wall-mounted exterior lighting, perimeter landscaping on all sides of the building, and new fencing along the northern and eastern property lines. Along the north property line adjacent to the existing apartment building, a new 6-foot high solid wood fence is proposed. A 6-foot high, open rail steel fence is proposed along the east property line adjacent to the auto storage lot.

The Project proposes to connect to existing utilities located within the Harbor and Mill Street public rights-of-way. In addition, the project design includes stormwater management, including bioretention

three bioretention areas along Harbor Streets so that there would be no net increase in stormwater flow or volume from the site.

Environmental Issues:

The proposed project would result in potentially significant impacts in Cultural Resources, Geology and Soils, and Tribal Cultural Resources. The project impacts would be mitigated to a less-than-significant level through implementation of recommended mitigation measures or through compliance with existing Municipal Code requirements or City standards. Recommended measures are summarized in the attached Mitigation Monitoring and Reporting Plan (MMRP) and Initial Study/Mitigated Negative Declaration. The Initial Study/Mitigated Negative Declaration document has been prepared in consultation with local, and state responsible and trustee agencies and in accordance with Section 15063 of the California Environmental Quality Act (CEQA). Furthermore, the Initial Study/Mitigated Negative Declaration will serve as the environmental compliance document required under CEQA for any subsequent phases of the project and for permits/approvals required by a responsible agency.

A twenty-day (20-day) public review period shall commence on Thursday, January 2, 2020. Written comments must be sent to the City of San Rafael, Community Development Department, Planning Division, 1400 Fifth Avenue, San Rafael CA 94901 by January 22, 2020. The City of San Rafael Planning Commission will hold a public hearing on the Initial Study/Mitigated Negative Declaration and project merits on Tuesday, January 28, 2020, 7:00 PM in the San Rafael City Council Chambers at City Hall (address listed above). Correspondence and comments can be delivered to Alicia Giudice, project planner, phone: (415) 485-3092, email: alicia.giudice@cityofsanrafael.org.

MITIGATION MONITORING AND REPORTING PROGRAM
HOMEWARD BOUND OF MARIN SUPPORTIVE HOUSING AND EMERGENCY SHELTER - 190 MILL STREET, SAN RAFAEL, CA

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<i>CULTURAL RESOURCES</i>					
Mitigation Measure CULT-1: Protect Archaeological Resources Identified during Construction: The project sponsor shall ensure that construction crews stop all work within 100 feet of the discovery until a qualified archaeologist can assess the previously unrecorded discovery and provide recommendations. Resources could include subsurface historic features such as artifact-filled privies, wells, and refuse pits, and artifact deposits, along with concentrations of adobe, stone, or concrete walls or foundations, and concentrations of ceramic, glass, or metal materials. Native American archaeological materials could include obsidian and chert flaked stone tools (such as projectile and dalt points), midden (culturally derived darkened soil containing heat-affected rock, artifacts, animal bones, and/or shellfish remains), and/or groundstone implements (such as mortars and pestles). (Checklist Item V.b.)	Require as a condition of approval.	Planning Division	Incorporate as condition of project approval	Deny project	
	Project sponsor designates qualified professional pursuant to NAHC requirements and obtains approvals from appropriate agencies prior to issuance of building permits.	Planning/ Building Division	Project sponsor to halt work immediately upon discovery of unknown resources	Deny issuance of building permit	
Mitigation Measure CULT-2: Protect Human Remains Identified During Construction: The Project proponent shall treat any human remains and associated or unassociated funerary objects discovered during soil-disturbing activities according to applicable State laws. Such treatment includes work stoppage and immediate notification of the Marin County Coroner and qualified archaeologist, and in the event that the Coroner's	Require as a condition of approval.	Planning Division	Incorporate as condition of project approval	Deny project	
	Project sponsor designates qualified professional pursuant to NAHC requirements and obtains approvals from appropriate	Planning/ Building Division	Project sponsor to halt work immediately upon discovery of unknown resources	Deny issuance of building permit	

MITIGATION MONITORING AND REPORTING PROGRAM
HOMEWARD BOUND OF MARIN SUPPORTIVE HOUSING AND EMERGENCY SHELTER - 190 MILL STREET, SAN RAFAEL, CA

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<p>determination that the human remains are Native American, notification of NAHC according to the requirements in PRC Section 5097.98. NAHC would appoint a Most Likely Descendant ("MLD"). A qualified archaeologist, the Project proponent, County of Marin, and MLD shall make all reasonable efforts to develop an agreement for the treatment, with appropriate dignity, of any human remains and associated or unassociated funerary objects (CEQA Guidelines Section 15064.S[d]). The agreement would take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, and final disposition of the human remains and associated or unassociated funerary objects. The PRC allows 48 hours to reach agreement on these matters. (Checklist Item V.c.)</p>	<p>agencies prior to issuance of building permits.</p>		<p>Planning/Building Division verifies appropriate approvals obtained prior to issuance of building permit</p>		
GEOLGY AND SOILS					
<p>Mitigation Measure GE0-1: Prior to a grading or building permit submittal, the project sponsor shall prepare a design-level geotechnical investigation prepared by a qualified and licensed geotechnical engineer and submit the report to the City Engineer. Minimum mitigation includes design of new structures in accordance with the provisions of the current California Building Code or subsequent codes in effect when final design occurs. Recommended seismic design coefficients and spectral accelerations shall be consistent with the findings presented in Section 5.1 of the January 8, 2018, Miller Pacific report.</p>	<p>Require as a condition of approval.</p>	<p>Planning Division</p>	<p>Incorporate as condition of project approval</p>	<p>Deny project</p>	
	<p>Project sponsor prepares a design-level geotechnical investigation prepared by a qualified and licensed geotechnical engineer and submits report to City Engineer.</p>	<p>Department of Public Works (City Engineer)</p>	<p>Public Works/ Building Division verifies appropriate design level report prior to issuance of building permit.</p>	<p>Deny issuance of building permit</p>	

MITIGATION MONITORING AND REPORTING PROGRAM
HOMEWARD BOUND OF MARIN SUPPORTIVE HOUSING AND EMERGENCY SHELTER - 190 MILL STREET, SAN RAFAEL, CA

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
(Checklist Item VII.a.ii.)					
<p>Mitigation Measure GE0-2: Prior to a grading or building permit submittal, the project sponsor shall prepare a site drainage system prepared by a qualified and licensed civil engineer and submit the report to the City Engineer. The site drainage system will demonstrate the ability to collect surface water and discharge into an established storm drainage system. The project Civil Engineer or Architect is responsible for designing the site drainage system and, an erosion control plan shall be developed prior to construction per the current guidelines of the City of San Rafael Public Works Department (DPW) Grading and Construction Erosion and Sediment Control Plan Permit Application Package and the Regional Water Quality Control Board standards.</p>	<p>Require as a condition of approval.</p> <p>Project sponsor prepares a design-level drainage system prepared by a qualified and licensed civil engineer and submit report to City Engineer.</p>	<p>Planning Division</p> <p>Department of Public Works (City Engineer)</p>	<p>Incorporate as condition of project approval</p> <p>Public Works/ Building Division verifies appropriate design level report prior to issuance of building permit.</p>	<p>Deny project</p> <p>Deny issuance of building permit</p>	
(Checklist Item VII.b.)					
<p>Mitigation Measure GE0-3: Should paleontological resources be encountered during project subsurface construction activities located in previously undisturbed soil and bedrock, all ground-disturbing activities within 25 feet shall be halted and a qualified paleontologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. For purposes of this mitigation, a "qualified paleontologist" shall be an individual with the following qualifications: 1) a graduate degree in paleontology or geology and/or a person with a demonstrated publication record in peer- reviewed</p>	<p>Require as a condition of approval.</p> <p>Project sponsor designates qualified paleontologist, consult with agencies prior to issuance of building permits.</p>	<p>Planning Division</p> <p>Building Division</p>	<p>Incorporate as condition of project approval</p> <p>Should paleontological resources be encountered during project subsurface construction activities located in previously undisturbed soil or bedrock, all ground-disturbing</p>	<p>Deny project</p> <p>Suspend/halt building permit</p>	

**MITIGATION MONITORING AND REPORTING PROGRAM
 HOMEWARD BOUND OF MARIN SUPPORTIVE HOUSING AND EMERGENCY SHELTER - 190 MILL STREET, SAN RAFAEL, CA**

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<p>paleontological journals; 2) at least two years of professional experience related to paleontology; 3) proficiency in recognizing fossils in the field and determining their significance; 4) expertise in local geology, stratigraphy, and biostratigraphy; and 5) experience collecting vertebrate fossils in the field.</p>	<p>If the paleontological resources are found to be significant and project activities cannot avoid them, measures shall be implemented to ensure that the project does not cause a substantial adverse change in the significance of the paleontological resource. Measures may include monitoring, recording the fossil locality, data recovery and analysis, a final report, and accessioning the fossil material and technical report to a paleontological repository. Upon completion of the assessment, a report documenting methods, findings, and recommendations shall be prepared and submitted to the City for review. If paleontological materials are recovered, this report also shall be submitted to a paleontological repository such as the University of California Museum of Paleontology, along with significant paleontological materials. Public educational outreach may also be appropriate.</p>	<p>The project applicants shall inform its contractor(s) of the sensitivity of the project site for paleontological resources and shall verify that the following directive has been included in the appropriate contract specification documents:</p>	<p>activities within 25 feet shall be halted.</p> <p>Planning/Building Division contacted and appropriate agencies alerted to discoveries.</p>		

MITIGATION MONITORING AND REPORTING PROGRAM
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Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<p>"The subsurface of the construction site may contain fossils. If fossils are encountered during project subsurface construction, all ground-disturbing activities within 25 feet shall be halted and a qualified paleontologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. Project personnel shall not collect or move any paleontological materials. Fossils can include plants and animals, and such trace fossil evidence of past life as tracks or plant imprints. Marine sediments may contain invertebrate fossils such as snails, clam and oyster shells, sponges, and protozoa; and vertebrate fossils such as fish, whale, and sea lion bones. Vertebrate land mammals may include bones of mammoth, camel, saber tooth cat, horse, and bison. Contractor acknowledges and understands that excavation or removal of paleontological material is prohibited by law and constitutes a misdemeanor under California Public Resources Code, Section 5097.5." (Checklist Item VII.f.)</p>					
<p>TRIBAL CULTURAL RESOURCES</p>					
<p>Mitigation Measure TRIBAL-1: Implementation of the unanticipated discovery measures outlined in Section V(b) and (d) above, address the potential discovery of previously unknown resources within the project area. If significant tribal cultural resources are identified onsite, all work would stop immediately within 50 feet of the resource(s) and the project applicant would comply with all relevant</p>	<p>Require as a condition of approval.</p> <p>Project sponsor designates qualified professional pursuant to NAHC requirements and obtains</p>	<p>Planning Division</p> <p>Planning/ Building Division</p>	<p>Incorporate as condition of project approval</p> <p>Project sponsor to halt work immediately upon discovery of unknown resources</p>	<p>Deny project</p> <p>Deny issuance of building permit</p>	

MITIGATION MONITORING AND REPORTING PROGRAM
HOMEWARD BOUND OF MARIN SUPPORTIVE HOUSING AND EMERGENCY SHELTER - 190 MILL STREET, SAN RAFAEL, CA

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
State and City policies and procedures prescribed under PRC Section 21074. (Checklist Item XVIII.a.i. and ii.)	approvals from appropriate agencies prior to issuance of building permits.		Planning/Building Division verifies appropriate approvals obtained prior to issuance of building permit		

ENVIRONMENTAL CHECKLIST

- 1. Project Title** Homeward Bound of Marin
Supportive Housing and Emergency Shelter
- 2. Lead Agency Name & Address** City of San Rafael
Community Development Department
Planning Division
1400 Fifth Avenue
San Rafael, California 94901
- 3. Contact Person & Phone Number** Alicia Giudice, Senior Planner
Phone: (415) 485-3092
email: alicia.giudice@cityofsanrafael.org.
- or
- Jayni Allsep, Contract Planner
Phone: (415) 706-0443
email: jayni@allsep-planning.com
- 4. Project Location** The site is located in the City of San Rafael, Marin County, California at 190 Mill Street, Assessor's Parcel Nos. 014-192-12. (Refer to Exhibit A, "Vicinity Map").
- 5. Project Sponsor's Name & Address** Homeward Bound of Marin
1385 N. Hamilton Parkway
Novato, CA 94949
- Paul Fordham, Deputy Executive Director
Homeward Bound of Marin
(415) 382-3363 x.211 – pfordham@hbofm.org
- 6. General Plan Designation** Light Industrial/Office
- 7. Zoning** Canal Core Industrial/Office (CCI/O) District

8. Description of Project

Setting and Background

The project site is located at 190 Mill Street at the corner of Harbor and Mill Streets, approximately 500 feet south of San Rafael Creek and approximately 200 feet east of the San Rafael Yacht Harbor. The site is relatively flat, but slopes very gently to the north, with surface elevations ranging from about 5.0 to 7.5 feet. The area surrounding the site is also relatively flat, and includes a mix of light industrial, automotive, commercial and residential uses. There is an existing 4,792 square foot single-story building on the property, built in 1950s, a surface parking area that contains 12 spaces, and two storage sheds at the northeast corner of the property. The existing building has been used as an emergency shelter operated by

Homeward Bound since 1986. The shelter, known as Mill Street Center, is Marin County's only year-round emergency shelter for homeless adults, and provides 40-55 beds for men and women in separate dormitory-style rooms.

The adjacent property to the north at the corner of Harbor and Canal Streets (575 Canal Street) is developed with a 12-unit multi-family residential building with covered parking located on the first level. Further east along Canal Street, developed properties are mostly multi-family residential uses, with some auto and light industrial uses. The adjacent property to the east is a vehicle storage lot. To the west, across Harbor Street, is an auto repair shop, and to the south, across Mill Street, land uses consist of other auto-related services.

Project Description

The project consists of amendments to the San Rafael General Plan 2020 land use map and Zoning Map, and an amendment to the Use Permit approved for the existing emergency shelter, that would allow the development of a new building that would contain 32 permanent supportive housing units and a 60-bed emergency shelter that would replace the emergency shelter that currently operates at the site.

The requested amendments consist of:

- A General Plan Amendment to modify the existing Light Industrial/Office (LI/O) land use designation of the site and extend the high-density residential (HDR) land use designation to the north and east such that it would encompass the 190 Mill Street property.
- A Zoning Map Amendment to modify the existing Canal Core Industrial/Office (CCI/O) zoning classification of the site and extend the existing high-density residential zoning (HR1) of the adjacent site such that it would encompass the 190 Mill Street property; and
- An amendment to the approved Use Permit for existing emergency shelter approved in 1986 to allow for the proposed expansion which would increase the number of beds from a maximum of 55 to up to 60 beds.

If the requested amendments described above are approved, the applicant would seek a "by-right" approval of the proposed supportive housing and emergency shelter building, which would require demolition of the existing emergency shelter building. The new building would be a four-level building made up of three floors of wood-framed construction above a concrete podium, and including the following:

- Ground floor podium parking area with 18 parking spaces for use by Homeward Bound staff, visiting service providers, and guests. Residents will not have cars;
- A new 60-bed emergency shelter to replace the existing 55-bed shelter on the first floor of the building, above the ground-level concrete podium parking;
- 32 single-room occupancy supportive housing units on the second and third floors (16 units on each floor) with shared common areas including lounge, communal kitchen, bathrooms, and terraces; and
- New irrigated landscaping, hardscape, and fencing along the perimeter of the property.

The project site and surrounding area is located in FEMA (Federal Emergency Management Agency) special flood hazard Zone AE, with an established base flood elevation (BFE) of 10 feet (datum NAVD88). Therefore, the new building must be designed to conform to floodplain management regulations contained in Title 18 of the City of San Rafael Municipal Code (Protection of Flood Hazard Areas). The civil and architectural plans submitted for the project show that all habitable space in the new building is above the 10-foot BFE, and areas below the 10-foot BFE are limited to parking, access, and limited storage.

Access to the building would be from Harbor Street into a lobby area with elevator. This lobby area can also be accessed from the enclosed parking area. The second floor (emergency shelter) would also be accessible via an exterior stairway on Mill Street. Auto access would be from a driveway on Mill Street into an enclosed parking area that would be controlled by an automatic overhead steel gate. The parking area includes 18 vehicle parking spaces, racks for 20 bicycles, and enclosed trash, recycling, and storage areas. Other site improvements include wall-mounted exterior lighting, perimeter landscaping on all sides of the building, and new fencing along the northern and eastern property lines. Along the north property line adjacent to the existing apartment building, a new 6-foot high solid wood fence is proposed. A 6-foot high, open rail steel fence is proposed along the east property line adjacent to the auto storage lot.

The Project proposes to connect to existing utilities located within the Harbor and Mill Street public rights-of-way. In addition, the project design includes stormwater management, including bioretention three bioretention areas along Harbor Streets so that there would be no net increase in stormwater flow or volume from the site.

Proposed exterior building materials consist of a dark tan concrete podium base and a combination of shingles and horizontal siding in lighter shades of tan and white on the upper levels of the building. Two tower features near the entry would be painted a lighter tan color. A light tan metal roof and a 42-inch tall parapet wall would screen roof-mounted equipment. The proposed building would have a maximum height of 45.75 feet at the tower locations.

The building foundation would be either a mat foundation or a deep foundation system designed in accordance with the recommendations contained in the Geotechnical Investigation for the project, prepared by Miller Pacific Engineering Group. No pile driving is proposed. Site grading for the planned improvements is expected to be minimal. Similarly, the amount of soil export and off-haul would be minimal.

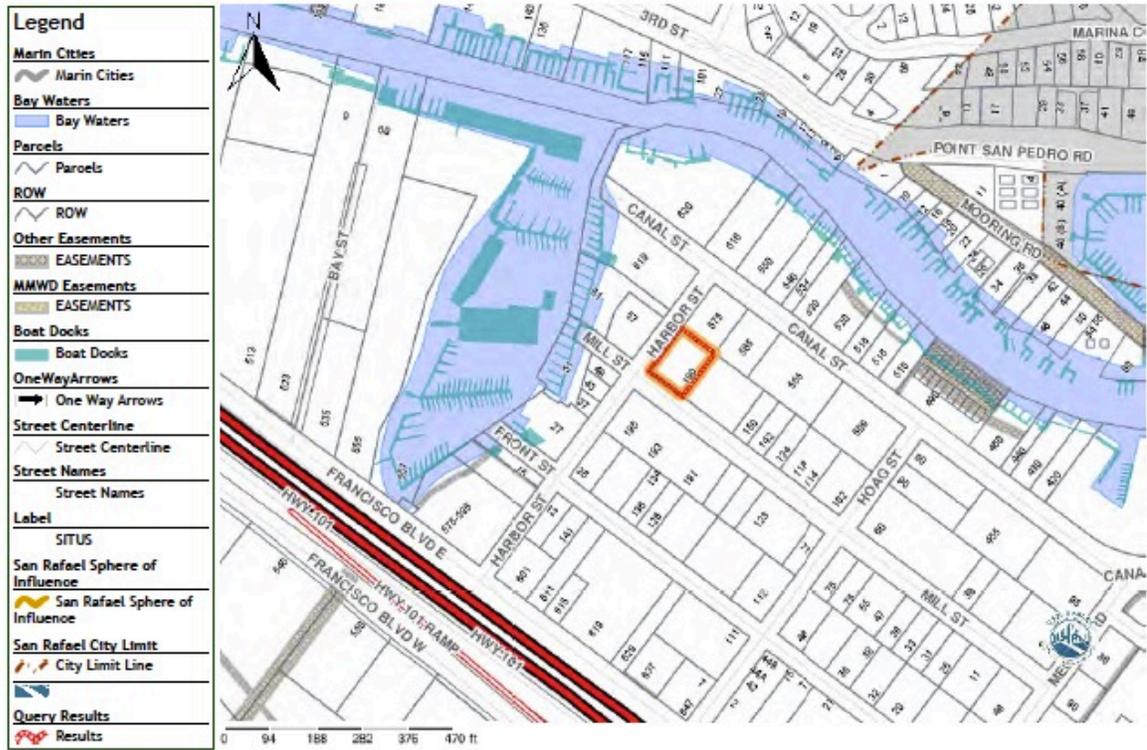
Planning Applications

As noted above, the project would require amendments to the San Rafael General Plan 2020 land use map and the City's Zoning Map, as well as an amendment to the approved Use Permit for expansion of the existing emergency shelter. If the requested amendments noted above are approved, the applicant would then seek a "by-right" approval of the proposed supportive housing and emergency shelter building, as allowed for by recently adopted State legislation intended to streamline the approval process for affordable residential projects.

For environmental impact categories where the proposed change in General Plan land use designation may be related to a potential environmental impact, this potential impact is addressed under a subheading titled "Proposed General Plan and Zoning Amendments."

Other Public Agencies Whose Approval Is Required

No other approvals are required from other public agencies.

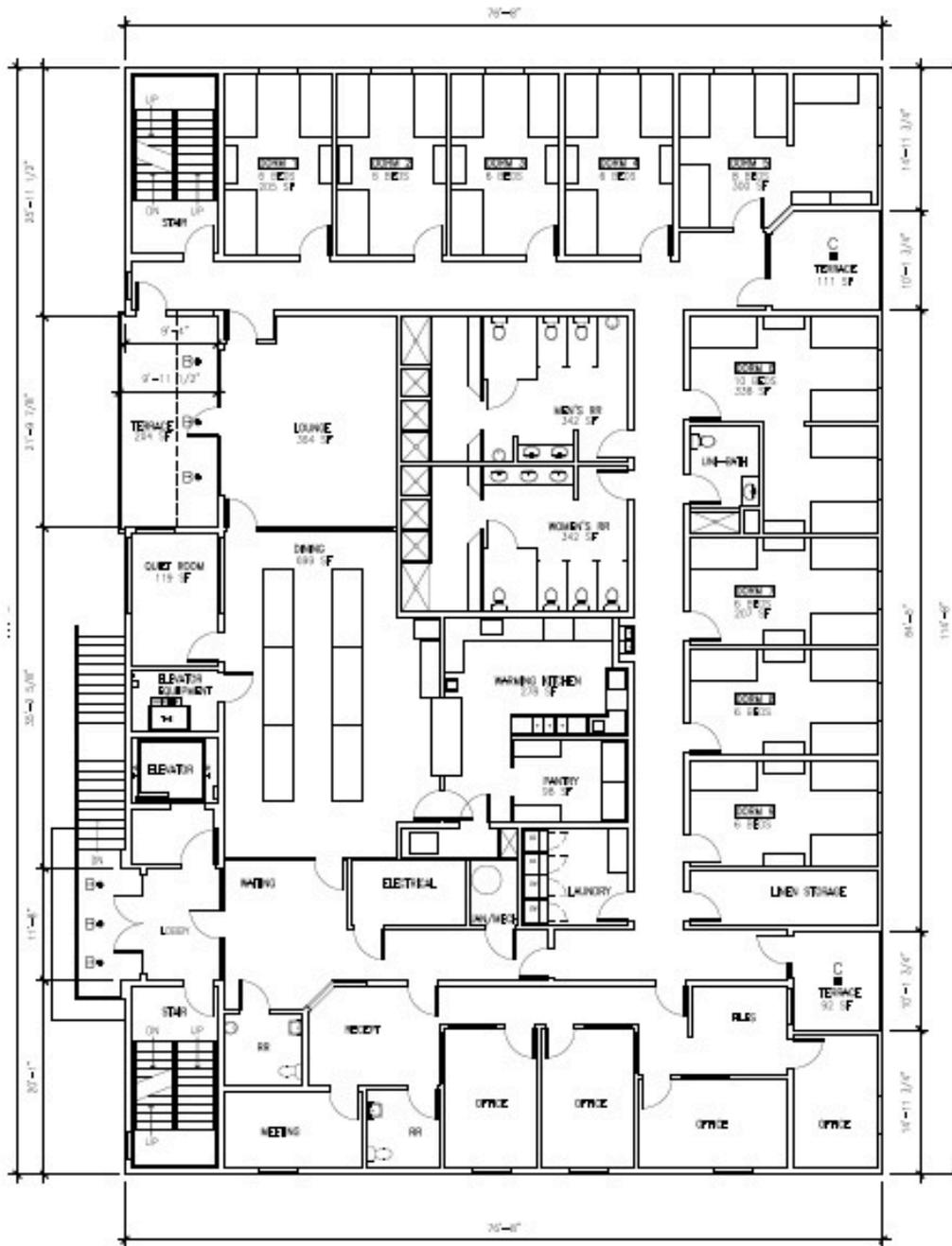


gis.cityofsanrafael.org/isanrafael/tusion/widgets/Print/printpage_ms.php?mapfile=C%3A%2FOSGeo4W%2Ftmp%2Fsess_5dea9e2ae4846%2FSanRafael.map&mapname=SanRafael¢erxy=598163

EXHIBIT 1 - LOCATION MAP



EXHIBIT 2 - GENERAL PLAN AND ZONING



ENCLOSED BUILDING AREA: 8,368 SF
 TERRACES: 407 SF
 ENTRY STAIR: 204 SF

2 FIRST FLOOR PLAN
 SCALE 1/8" = 1'-0"

EXTERIOR LIGHTING SCHEDULE		
FIGURE #	SYMBOL	DESCRIPTION / MANUFACTURER
A		WALL MOUNTED SCONCE LIGHT #ES-24H-AN-WA-W-08 64 WATT LED W/ BATTERY BACKUP. OAK BRONZE FINISH. ROTARY DIMS TO 30% WITH NO MOTION DETECTED
B		DOWNLIGHT 6" DIA. LED, WILLIAMS E03-TL, 1000 LUMENS, 5400K CLOW ANODIZED FINISH
C		SURFACE MOUNTED LED: 9"X6" 4PK EXIDE 18 WATTS. SATIN NIBEL FINISH
D		SURFACE MOUNTED LED: 18" 18" SENSORISE SP018, 45 WATT LF. GRAY FINISH

EXHIBIT 5 - PROPOSED FIRST FLOOR/EMERGENCY SHELTER

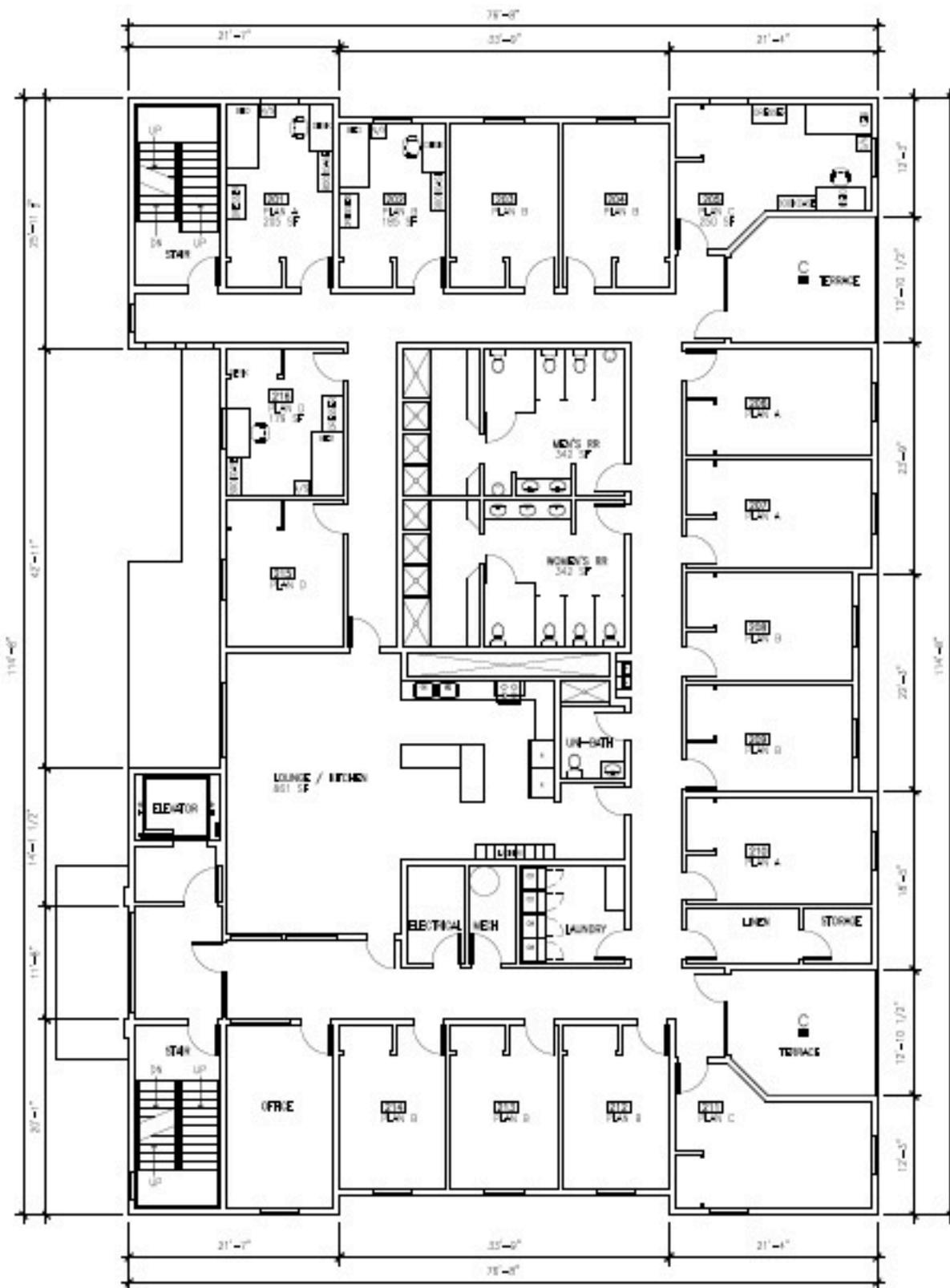


EXHIBIT 6 - PROPOSED SECOND/THIRD FLOORS/SUPPORTIVE HOUSING



1 WEST ELEVATION – HARBOR ST.
43.2 SCALE 1/8" = 1'-0"



2 SOUTH ELEVATION – MILL ST.
43.2 SCALE 1/8" = 1'-0"

EXHIBIT 7 - PROPOSED BUILDING ELEVATIONS (WEST AND SOUTH)



3 EAST ELEVATION
 A3.2 SCALE 1/8" = 1'-0"



4 NORTH ELEVATION
 A3.2 SCALE 1/8" = 1'-0"

EXHIBIT 8 - PROPOSED BUILDING ELEVATIONS (NORTH AND EAST)

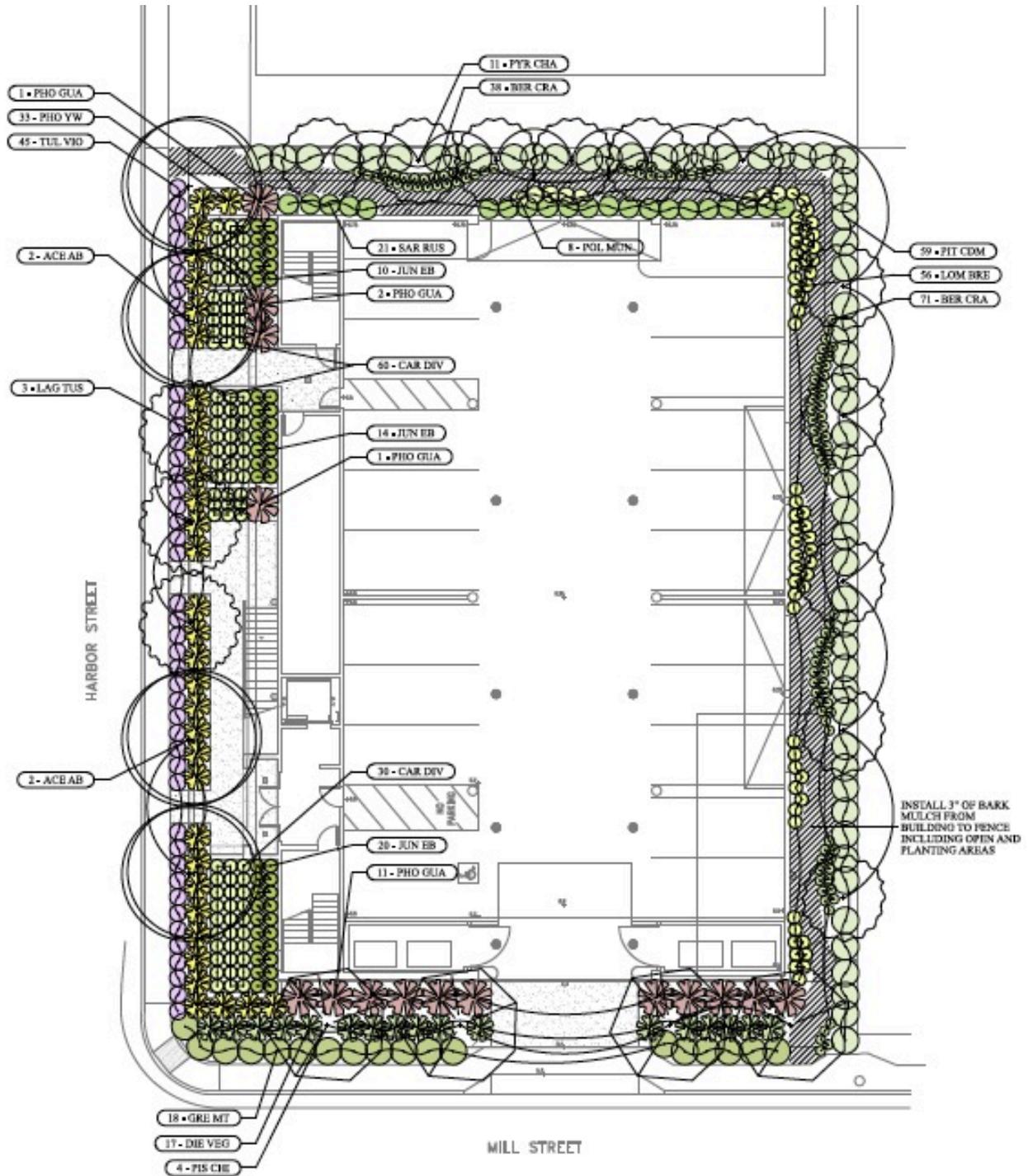


EXHIBIT 9 - PROPOSED LANDSCAPE PLAN

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 type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture/Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input checked="" 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 | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input 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.

Paul A. Jensen

January 2, 2020

Signature

Paul Jensen, Community Development Director

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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EVALUATION OF ENVIRONMENTAL IMPACTS

Evaluation of the Project environmental impacts is prepared as follows:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following: a) Earlier Analyses Used. Identify and state where they are available for review. b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis. c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
9. The explanation of each issue should identify: a) the significance criteria or threshold, if any, used to evaluate each question; and b) the mitigation measure identified, if any, to reduce the impact to less than significance.

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

a. *Have a substantial adverse effect on a scenic vista?*

Discussion:

Less Than Significant Impact: A scenic vista is generally characterized as a panoramic view of attractive or impressive natural scenery. The scenic quality, sensitivity level and view access are important considerations when evaluating potential impacts on a scenic vista. For the purposes of CEQA review, and the City General Plan policies, impacts to public views are considered important protected resources. The following General Plan policy identifies important public views in the City.

Community Design Policy CD-5 (Views). *Respect and enhance to the greatest extent possible, views of the Bay and its islands, Bay wetlands, St. Raphael's church bell tower, Canalfront, marinas, Mt. Tamalpais, Marin Civic Center and hills and ridgelines from public streets, parks and publicly accessible pathways.*

The 190 Mill Street project would be considered an urban infill development project located in the Canal neighborhood. Although the Canalfront and marinas are located near the project site, neither the canalfront or the marina is visible from the project site or adjacent public streets or sidewalks because of existing buildings, trees and other landscaping along the Canalfront. The project would involve converting an existing one-story building currently used as an emergency shelter to a four-story building with a maximum height of 45.75 feet that would be used for a replacement emergency shelter (First Floor), supportive housing (Second and Third Floors), and parking and other associated site improvements (Ground Floor). Views across the site to the west (towards Mt. Tam) from Harbor and Canal Streets would change, but existing buildings and vegetation beyond the project site already partially obstruct this view at many locations. Therefore, the impact would be considered less than significant.

(Sources: 1, 2, 3, 4, 11)

b. *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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Discussion:

No Impact: The project site is located approximately 100 feet northeast of US 101. This segment of US 101 is not a designated state scenic highway. Proposed project improvements would occur mostly within the footprint of the existing building on the site. Construction of the Project would require removal of existing ornamental landscaping, which is minimal; therefore, this would not be considered an impact to scenic resources. The landscaping plan would introduce new trees, shrubs and groundcover on all sides of the proposed building. As such, because the project is not located within a state scenic highway and would not be substantially damaging scenic resources, there would be no impact.

(Sources: 1, 2, 3, 4, 11)

c. *In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact: Construction of the new building would require demolition of the existing building and removal of existing ornamental landscaping on the site, which is minimal. The two existing trees on the site are not considered to have "significant" status per the San Rafael Municipal Code. Based on the landscape plan submitted project, a total of 20 new trees are proposed as part of the proposed future development, which is significantly more trees than what presently exists on the site.

Although the new four-story building that would replace the existing single story building would not project over ridgelines or block views to cause potentially significant impacts on visual resources, it would introduce a taller structure to the site. However, 1) the new building would be located in an area currently developed with a building and surface parking area; 2) the size and height of the replacement building would not be out of character with the scale of existing buildings in the neighborhood, which includes multi-story residential and commercial buildings; and 3) the addition of new trees and landscaping along the entire perimeter of the property, as shown on the submitted landscape plan, would reduce the potential for visual degradation to less than significant.

(Sources: 1, 2, 3, 4, 11)

d. *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact: The project would involve the redevelopment of an infill property, and would replace an existing single story building with a new four-story building, including permanent supportive housing on the upper two floors of the new building. This would result in the introduction of new sources of interior and exterior lighting, including security lighting for the building, enclosed parking area, pedestrian walkways and perimeter security. This would result in introducing a new source of light and glare that could affect nighttime views.

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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Based on the number and type of lighting fixtures identified on the architectural plans for proposed new site development, lighting levels would not be excessive and would meet the City of San Rafael minimum illumination standards for safety at all exterior doorways, parking areas and ground level walkways. Specific lighting levels would be subject to review as part of a required post-installation lighting review by Planning staff, pursuant to SRMC Section 14.16.227. No mitigation is required.

(Sources: 1, 2, 3, 4)

II. AGRICULTURE AND FOREST RESOURCES

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. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. <i>Conflict with existing zoning for agricultural use, or a Williamson Act contract?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. <i>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 Government Code section 511104(g)) ?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. <i>Result in the loss of forest land or conversion of forest land to non-forest use?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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Discussion:

No Impact: The project site is located in east San Rafael, in the Canal neighborhood, and is currently zoned for industrial and office uses. The site is presently developed with a building used as an emergency shelter and associated surface parking area. The site is not prime farmland. There are no Williamson Act contracts associated with the subject property and the property is not zoned for agricultural use. The proposed project would require the removal of trees and other vegetation on the site, but nothing that is designated as forest land or timberland zoned Timberland Production. Therefore, no impact would result from the project.

(Sources: 1, 2, 3)

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

a. Conflict with or obstruct implementation of the applicable air quality plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact. The project site is in Marin County, which is located within the San Francisco Bay Area Air Basin (SFBAAB). The Bay Area Air Quality Management District (BAAQMD) is responsible for assuring that the Federal and California Ambient Air Quality Standards are attained and maintained in the SFBAAB. The SFBAAB exceeds the state air quality standards for ozone and particulate matter (PM₁₀ and PM_{2.5}). The area is designated nonattainment for national standards of 8-hour ozone, 24-hour PM_{2.5}, and state standards for 24-hour and annual PM₁₀, and annual PM_{2.5}.

In June 2010, BAAQMD adopted thresholds of significance to assist in the review of projects under CEQA. These thresholds were designed to establish the level at which BAAQMD believed air pollution emissions would cause significant environmental impacts under CEQA. The BAAQMD's adoption of significance thresholds contained in the 2011 CEQA Air Quality Guidelines, was called into question by an order issued March 5, 2012, in California Building Industry Association (CBTA) v. BAAQMD (Alameda Superior Court Case No. RGJ0548693).

In December 2015, the Supreme Court determined that an analysis of the impacts of the environment on a project - known as "CEQA-in-reverse" - is only required under two limited circumstances: (1) when a statute provides an express legislative directive to consider such impacts; and (2) when a proposed project risks exacerbating environmental hazards or conditions that already exist (Cal. Supreme Court Case No. S213478). Because the Supreme Court's holding concerns the effects of the environment on a project (as contrasted to the effects of a proposed project on the environment), and not the science behind the thresholds, the significance thresholds contained in the CEQA Air Quality Guidelines are applied to this project. BAAQMD's updated 2017 CEQA Air Quality Guidelines are the most recent guidance and address the Court's ruling.

For projects, the determination of a significant cumulative air quality impact should be based on the consistency of the project with the Bay Area's most recently adopted Clean Air Plan. A project would be consistent with the 2010 Clean Air Plan if the project would not exceed the growth assumptions in the plan.

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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The primary method of determining consistency with the 2010 Clean Air Plan growth assumptions is consistency with the General Plan land use designations and zoning ordinance zoning designations for the site. If the General Plan growth forecast was adopted prior to the adoption of the 2010 Clean Air Plan, then it can be safely assumed that the 2010 Clean Air Plan incorporates the growth forecast from the General Plan.

The Clean Air Plan assumptions for projected air emissions and pollutants in San Rafael are based on the land use and development projection assumptions in the San Rafael General Plan 2020 (General Plan).

In 2011, the City of San Rafael adopted a new Sustainability Element for San Rafael General Plan 2020 that contains a Climate Change Action Plan (CCAP). This CCAP included goals to achieve greenhouse gas (GHG) level reduction by 2025 and 2050 that exceeded the State's goals under AB 32. In May 2019, the City of San Rafael adopted Climate Change Action Plan 2030 (CCAP 2030), which establishes targets similar to the State's current goals to reduce emissions to 40% below 1990 levels by 2030 and 80% below 1990 levels by 2050.

General Plan and Zoning Map Amendments

The adopted General Plan land use designation for the project site is Light Industrial/Office (LI/O), which permits a variety of uses, including: motor vehicle service, contractor uses and yards; light manufacturing; distribution; warehousing and storage, incidental employee-serving retail/service; and office.

The project includes a request to amend the General Plan land use category of the project site from Light Industrial/Office (LI/O) to High-Density Residential (HDR). The proposed amendment to the General Plan land use category would allow for a different mix of land uses, specifically, residential uses at 15-32 dwelling units per acre, which is typical of apartment densities.

As noted above, the Clean Air Plan assumptions for projected air emissions and pollutants in San Rafael are based on the land use and development projection assumptions in the San Rafael General Plan 2020. When considering the maximum development scenarios under both the existing (adopted) and proposed General Plan land use categories, both scenarios would be well below the screening criteria used by BAAQMD to assess air quality impacts due to the size of the project site, site constraints, and established development standards. As such, the proposed change in General Plan land use category would not significantly affect regional vehicle miles traveled pursuant to the CEQA Guidelines (Section 15206). In addition, the proposed project would not have the potential to exceed the level of population or housing foreseen in regional planning efforts. Therefore, air quality impacts related to the proposed amendments are considered less than significant.

Homeward Bound Supportive Housing and Emergency Shelter

The project sponsor proposes to replace and expand the existing 55-bed emergency shelter with a new emergency shelter and construct 32 supportive housing units on the project site. This would require an amendment to the existing Use Permit for an emergency shelter to operate on the site, demolition of the existing building, and construction of a new, 4-story building on the project site.

This project would create temporary stationary source and mobile sources (construction activities) and permanent mobile sources from staff and service provider vehicle trips. The project's temporary stationary sources of air emissions would include minor amounts of hazardous materials (paints, solvents, finishes, etc.) during construction activities and dust from grading and new site improvements. Temporary mobile sources of stationary air emissions would include construction vehicles working on site, as well as vehicles travelling

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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to and from the site during construction staging and off-haul of demolition and grading materials. The project would not conflict or obstruct implementation of the 2010 CAP given that the project related construction impacts would be temporary. Once constructed, the proposed project would not be a source of permanent stationary air emissions.

The project would create mobile sources of air emissions from staff and service provider vehicles, delivery vehicles and weekly sanitation service pick-ups. Based on screening criteria contained in the BAAQMD 2017 CEQA Air Quality Guidelines, and given the size of the Project site, existing uses, and proposed new uses, the Project would not exceed the BAAQMD thresholds for ozone precursor pollutants (ROG and NOx), PM₁₀, and PM_{2.5}, which apply to both construction period and operational period impacts. Therefore, the project would not contribute substantially to existing or projected violations of those standards.

Carbon monoxide emissions from traffic generated by the project would be the pollutant of greatest concern at the local level. Congested intersections with a large volume of traffic have the greatest potential to cause high-localized concentrations of carbon monoxide. Air pollutant monitoring data indicate that carbon monoxide levels have been at healthy levels (i.e., below State and federal standards) in the Bay Area since the early 1990s. As a result, the region has been designated as attainment for the standard. The highest measured level over any 8-hour averaging period during the last 3 years in the Bay Area is less than 3.0 parts per million (ppm), compared to the ambient air quality standard of 9.0 ppm. Intersections affected by the project would have traffic volumes less than the BAAQMD screening criteria and, thus, would not cause a violation of an ambient air quality standard or have a considerable contribution to cumulative violations of these standards. In addition, according to screening thresholds in the BAAQMD CEQA Guidelines, the project would be too small to generate significant total emission of air contaminants. Therefore, the project would not cause the violation of an air quality standard or worsen an existing violation of an air quality standard. This would be a less than significant impact.

(Sources: 1, 2, 3, 4, 9, 16, 21, 26)

b. *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?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact. The Bay Area is considered a non-attainment area for ground-level ozone and PM_{2.5} under both the Federal Clean Air Act and the California Clean Air Act. The area is also considered nonattainment for PM₁₀ under the California Clean Air Act, but not the federal act. The area has attained both State and federal ambient air quality standards for carbon monoxide. As part of an effort to attain and maintain ambient air quality standards for ozone and PM₁₀, the BAAQMD has established thresholds of significance for these air pollutants and their precursors. These thresholds are for ozone precursor pollutants (ROG and NOx), PM₁₀, and PM_{2.5} and apply to both construction period and operational period impacts.

Construction activities, particularly during site preparation and grading, would temporarily generate fugitive dust in the form of PM₁₀ and PM_{2.5}. Sources of fugitive dust would include disturbed soils at the construction site and trucks carrying uncovered loads of soils. Unless properly controlled, vehicles leaving the site would deposit mud on local streets, which could be an additional source of airborne dust after it dries. The BAAQMD CEQA Air Quality Guidelines consider these impacts to be less-than-significant if best management practices are implemented to reduce these emissions.

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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The California Emissions Estimator Model (CalEEMod) Version 2016.3.2 was used to estimate emissions from construction and operation of the site. The project land use types and size, and anticipated construction schedule were input to CalEEMod (see Attachment 1 of Illingworth & Rodkin GHG report).

Construction Period Emissions

CalEEMod provides annual emissions for construction. CalEEMod provides emission estimates for both on-site and off-site construction activities. On-site activities are primarily made up of construction equipment emissions, while off-site activity includes worker, hauling, and vendor traffic. A construction build-out scenario, including equipment list and schedule, was based on CalEEMod defaults for a project of this type and size and applicant information.

The proposed project land uses were input into CalEEMod, which included: 32 dwelling units and 24,048-sf entered as “Apartments Mid Rise” and 18 spaces as “Parking Lot” on a 1-acre site. The larger CalEEMod default acreage of one acre was used to account for the height of building construction. CalEEMod does not have a land use that would capture the 60 emergency shelter beds, so the square footage of the emergency shelter beds were included in the square footage of the 32 single resident occupancy units residential land use in CalEEMod. In addition, 4,792-square-foot of existing building demolition and 12 one-way pavement demolition truck trips during the demolition phase was entered into the model.

Operational Period Emissions

The CalEEMod default trip generation rates, trip lengths, and trip types specified were used. The use of these defaults is conservative, as the project’s occupants are not expected to have automobiles and the project’s automobile traffic would mostly come from employees and services. Evaporative emissions from architectural coatings and maintenance products (classified as consumer products) are typical emissions from these types of uses.

Energy

CalEEMod defaults for energy use were used, which include the 2016 Title 24 Building Standards. Indirect emissions from electricity were computed in CalEEMod. The model has a default rate of 641.3 pounds of CO₂ per megawatt of electricity produced, which is based on PG&E's 2008 emissions rate. The rate was adjusted to account for PG&E's projected 2020 CO₂ intensity rate. This 2020 rate is based, in part, on the requirement of a renewable energy portfolio standard of 33 percent by the year 2020. The derived 2020 rate for PG&E was estimated at 290 pounds of CO₂ per megawatt of electricity delivered. Marin Clean Energy (MCE) now provides electricity to 86 percent of Marin County, with 60 percent renewable and 100 percent being carbon free electricity by 2022. The 2017 CO₂ intensity rate provided by MCE was 109 pounds of CO₂ per megawatt of electricity delivered. The CO₂ intensity rate input into CalEEMod was adjusted to account for 86 percent of MCE’s rate and 14 percent of PG&E’s rate. This computed to 134 pounds of CO₂ per megawatt of electricity delivered.

Existing Uses

The existing land uses on the project site includes the existing Mill Street Center, which is a one-story, 4,792-square-foot emergency shelter with 55 beds and 18 parking spaces. CalEEMod does not have a land use that would capture the 40-55 emergency shelter beds. The 4,792-square-foot building with 18 parking spaces would produce low operational and traffic emissions that it would not make a considerable offset to the proposed project. Therefore, the existing use emissions were not included.

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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Service Population Emissions

The project service population efficiency rate is based on the number of future permanent residences and full-time employees. According to the project applicant, the 32-units are single occupancy rooms and there would be at least 9 full-time employees. Therefore, the project’s total service population was assumed to be 41.

General Plan and Zoning Amendment

The site currently has a General Plan land use designation of Light Industrial/Office (LI/O) and is within the Core Canal Industrial/Office (CCI/O) zoning district. This district permits a variety of uses, including: motor vehicle service, contractor uses and yards; light manufacturing; distribution; warehousing and storage, incidental employee-serving retail/service; and office.

The project includes a request to amend the General Plan land use category of the project site from Light Industrial/Office (LI/O) to High-Density Residential (HDR), and the zoning classification CCI/O to HR1. The proposed amendments would allow for a different mix of land uses, specifically, residential uses at 15-32 dwelling units per acre, which is typical of apartment densities. The HR1 zoning district would allow development within the densities permitted under the HDR land use designation.

As noted above, the Clean Air Plan assumptions for projected air emissions and pollutants in San Rafael are based on the land use and development projection assumptions in the San Rafael General Plan 2020.

When considering the maximum development scenarios under both existing (adopted) and proposed general plan land use categories, both scenarios would be well below the screening criteria used by BAAQMD to assess air quality impacts based on the size of the project site, site constraints, and established development standards. As such, the proposed change in General Plan land use category would not significantly affect regional vehicle miles traveled pursuant to the CEQA Guidelines (Section 15206). Therefore, there would be no substantial increase in projected VMT, and vehicle trip increase would be less than or equal to projected population increase. Therefore, air quality impacts related to the proposed amendments would be less than significant.

Homeward Bound Supportive Housing and Emergency Shelter

Operational-Period Impacts

As noted above, the CalEEMod default trip generation rates, trip lengths, and trip types were used. The use of these defaults is conservative, as the project’s occupants are not expected to have automobiles and the project’s automobile traffic would mostly come from employees and services. The proposed project would be well below the Operational-Related Criteria Air Pollutant and Precursor Screening Levels; therefore, impacts would be less than significant.

Construction-Period Impacts

For all proposed projects, BAAQMD recommends the implementation of best management practices (BMPs) include basic measures to control dust and exhaust during any construction period ground disturbance, and include the following:

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

The above BMPs recommended in the BAAQMD CEQA Guidelines, updated May 2017, are typically applied as standard conditions of approval, and are required to be implemented as a condition of the building permit issued by the City. Implementation of the BMPs would reduce the air quality impacts associated with grading and new construction to a less-than-significant level. No Mitigation is required.

(Sources: 1, 2, 3, 4, 9, 16, 21, 26)

c. *Expose sensitive receptors to substantial pollutant concentrations?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact. The BAAQMD generally defines a sensitive receptor as a facility or land use that houses or attracts members of the population who are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples of sensitive receptors include residences, hospitals, and schools.

Operational Community Risk Impacts

Community health risk assessments typically look at all substantial sources of TACs that can affect sensitive receptors that are located within 1,000 feet of a project site. These sources can include freeways or highways, railways, busy surface streets, and stationary sources identified by BAAQMD. Traffic on high volume roadways is a source of TAC emissions that may adversely affect sensitive receptors in close proximity to the roadway.

A review of the project area indicates that the high-volume roadway (10,000+ vehicles per day) closest to the project site is U.S. Highway 101, located approximately 1,500 feet southwest of the project site. Other nearby streets are assumed to have less than 10,000 vehicles per day.

General Plan and Zoning Amendment

The project includes a request to amend the General Plan land use category of the project site from Light Industrial/Office (LI/O) to High-Density Residential (HDR). The project would change the land use classification and zoning of the project from light industrial to high density residential, and could introduce new residents that would be considered sensitive receptors. However, no high-volume roadways, railway,

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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stationary sources or other substantial sources of TACs have been identified within 1,000 feet of the project site. Therefore impacts associated with the proposed General Plan and Zoning Amendments would be less than significant. No Mitigation is required.

Homeward Bound Supportive Housing and Emergency Shelter

Operational-Period Impacts

As noted above, the CalEEMod default trip generation rates, trip lengths, and trip types were used. The use of these defaults is conservative, as the project’s occupants are not expected to have automobiles and the project’s automobile traffic would mostly come from employees and services. The proposed project would be well below the Operational-Related Criteria Air Pollutant and Precursor Screening Levels. Therefore, impacts would be less than significant. No mitigation is required.

Construction-Period Impacts

Temporary project construction activity would generate dust and equipment exhaust on a temporary basis that could affect nearby sensitive receptors. However, when considering the maximum development potential for the site under the HDR and HR1 designations, it would be well below screening criteria. Therefore, impacts would be less than significant. No mitigation is required.

(Sources: 1, 2, 3, 4, 9, 21, 26)

d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion:

No Impact. The proposed project does not include any uses that would produce objectionable odors. The proposed use would be consistent with surrounding uses and long-term operation of the building would not create objectionable odors. No mitigation is required.

(Sources: 1, 2, 3, 4, 9)

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact. The discussion below is based on field assessments of the Project site and surrounding area, literature search, and maps contained in San Rafael General Plan 2020 and environmental impact report. The area assessed includes the San Rafael Creek channel located approximately 500 feet to the north, and the San Rafael Yacht Harbor, located approximately 200 feet west of the Project site.

Special-Status Plant Species

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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The Project area does not contain suitable habitat for special-status plant species known to occur in the vicinity due to the highly disturbed and developed conditions of the area, and no rare plant species were observed during the site visits. Therefore, there is no potential for the Project Area to support special-status plant species.

Special-Status Wildlife Species

Based on the special-status wildlife species documented in the vicinity, it is unlikely that any have the potential to occur within the Project area, including the project site, due to the lack of suitable habitat, previous site disturbance, adjacent urbanization, and barriers to wildlife movement. Project activities are unlikely to disturb special-status species due to the distance between suitable habitat and the Project area. The Project area consists of residential, commercial, and industrial buildings, parking lots, driveways, and marine-related uses, with limited mature trees and vegetation. The Project site does not contain habitat to support special-status species. Based on the absence of suitable feeding and breeding habitat, project-related activities are not expected to disturb special-status wildlife species. Therefore, the proposed Project would have a less-than-significant impact on 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. No mitigation is required.

(Sources: 1, 2, 3, 7, 11, 28)

b. *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact. The Project site is within an area that is urbanized and developed. The Project area consists of residential, commercial, and industrial buildings (mostly automotive-related), parking lots, driveways, and marine-related uses, and native vegetation in general is absent from the Project area. The San Rafael Creek channel, is approximately 500 feet to the north, and the San Rafael Yacht Harbor is located approximately 200 feet west of the Project site; however, no riparian vegetation is present on the Project site, and none was observed in the immediate Project area. Therefore, the project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service. The impact is considered less than significant, and no mitigation is required.

(Sources: 1, 2, 3, 5, 7, 11, 28)

c. *Have a substantial adverse effect on state or federally protected wetlands (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"/>
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Discussion:

No Impact. No wetlands or non-wetland waters were observed on the Project site. As noted above, the San Rafael Creek channel, a navigable channel east of the Grand Avenue Bridge, is approximately 500 feet to the north, and the San Rafael Yacht Harbor is located approximately 200 feet west of the Project site; however,

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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there is no riparian vegetation on or adjacent to the project site, and native vegetation in general is absent from the Project area. Therefore, the impact is considered less than significant, and no mitigation is required.

(Sources: 1, 2, 3, 5, 7, 11, 28)

d. *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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact. The City of San Rafael does not have an adopted tree preservation policy or ordinance. Tree removal and replacement is evaluated through the City's Environmental and Design Review Permit Criteria (SRMC Section 14.25.050.G). The proposed project would include the removal of all existing landscaping on the site, which consists of two trees at the northwest corner of the site, and some ornamental shrubs and groundcover. The proposed project includes a landscape plan that includes new landscaping along the entire perimeter of the site, including 20 trees. For these reasons, the impact would be considered less than significant, and no mitigation is required.

(Sources: 1, 2, 3, 5, 7, 11, 28)

e. *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion:

No Impact. The City of San Rafael does not have an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plan that apply to the Project site. There are no regional or state habitat conservation plans that apply to the Project site. Therefore, there is no impact, and no mitigation is required.

(Sources: 1, 2, 3, 5, 7, 11, 28)

V. CULTURAL RESOURCES

Would the project:

a. *Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact. The proposed project involves demolition of the existing building and the construction. The existing buildings was constructed in as a school facility but does not meet criteria as defined in CEQA Guidelines Section 15064.5. The existing structures and site have been modified over the years and do not appear to have any historical significance.

The project site is not listed in the 1986 City of San Rafael Historical/Architectural Survey. As such, the proposed project would have a less than significant impact on any historical resource and no mitigation is required.

(Sources: 1, 3, 4, 13, 14, 24, 27)

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact with Mitigation. The Project site was developed with the existing building in the 1950's and it has appeared to have been modified since its initial development. Development of the site for original construction of the existing building would likely have disrupted any archaeological deposits if they were present.

Based on a review of databases, City records, and other available data, no prehistoric or historic-period archaeological resources are known to occur on the Project site or within the immediate project area.

Although construction of the proposed project would have no impact on known archaeological resources, there is a possibility that previously unidentified archaeological resources and subsurface deposits are present within the project area. If present, excavation, grading, and movement of heavy construction vehicles and equipment could expose, disturb or damage any such previously unrecorded archaeological resources. Because the possibility of encountering archaeological resources during construction cannot be completely discounted, the impact related to the potential disturbance or damage of previously undiscovered archaeological resources, if present, could be significant.

Mitigation Measure CULT-1: Protect Archaeological Resources Identified during Construction: The project sponsor shall ensure that construction crews stop all work within 100 feet of the discovery until a qualified archaeologist can assess the previously unrecorded discovery and provide recommendations. Resources could include subsurface historic features such as artifact-filled privies, wells, and refuse pits, and artifact deposits, along with concentrations of adobe, stone, or concrete walls or foundations, and concentrations of ceramic, glass, or metal materials. Native American archaeological materials could include obsidian and chert flaked stone tools (such as projectile and dalt points), midden (culturally derived darkened soil containing heat-affected rock, artifacts, animal bones, and/or shellfish remains), and/or groundstone implements (such as mortars and pestles).

Implementation of Mitigation Measure CULT-1 (Protect of Archaeological Resources Identified during Construction) would reduce impacts on any previously unrecorded and buried archaeological resources to less-than significant-levels by requiring the Project proponent and its contractors to adhere to appropriate procedures and protocols for minimizing such impacts, in the event that a possible archaeological resource is discovered during construction. Following construction, operation of the proposed project would not result in further ground disturbance within the Project area. Therefore, no operational impacts to archaeological resources would occur.

Impacts to previously unidentified archaeological resources within the project area would be reduced to a less-than-significant level and no further mitigation is required. Please see Section XVIII below for a discussion on Tribal Cultural Resources.

(Sources: 1, 3, 4, 10, 13, 14, 25, 27)

	Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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c. *Disturb any human remains, including those interred outside of formal cemeteries?*

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact with Mitigation Incorporation: See discussion in V(b) above (as well as Section XVIII Tribal Cultural Resources, below). There are no formal cemeteries or known interred human remains within the Project area or on the subject site. No evidence of human remains was identified within the project area. However, the potential for their presence cannot be entirely ruled out. Construction-related excavation could expose and disturb, or damage previously undiscovered human remains.

Therefore, to reduce the potential disturbance of unknown human remains during construction to less than significant levels, the following mitigation measure is proposed:

Mitigation Measure CULT-2: Protect Human Remains Identified During Construction: The Project proponent shall treat any human remains and associated or unassociated funerary objects discovered during soil-disturbing activities according to applicable State laws. Such treatment includes work stoppage and immediate notification of the Marin County Coroner and qualified archaeologist, and in the event that the Coroner's determination that the human remains are Native American, notification of NAHC according to the requirements in PRC Section 5097.98. NAHC would appoint a Most Likely Descendant ("MLD"). A qualified archaeologist, the Project proponent, County of Marin, and MLD shall make all reasonable efforts to develop an agreement for the treatment, with appropriate dignity, of any human remains and associated or unassociated funerary objects (CEQA Guidelines Section 15064.S[d]). The agreement would take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, and final disposition of the human remains and associated or unassociated funerary objects. The PRC allows 48 hours to reach agreement on these matters.

Mitigation Measure CULT-2 would be implemented throughout the ground-disturbing and construction phase of the project to minimize potential impacts on any buried human remains and associated or unassociated funerary objects that may be accidentally discovered during construction activities to less-than-significant levels by requiring the contractor and project sponsor to adhere to appropriate excavation, removal, recordation, analysis, custodianship, and final disposition protocols. Therefore, implementation of Mitigation Measure CULT-2 would reduce this potential impact on buried human remains to less than significant and no further mitigation is required.

(Sources: 1, 3, 4, 10, 13, 14, 24, 25)

VI. ENERGY

Would the project:

a. *Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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Less Than Significant Impact: Short-term energy demand would result from construction activities occurring as a result of construction. Short-term demand would include energy needed to power worker and vendor vehicle trips as well as construction equipment. Long-term energy demand would result from operation of the project, which would include activities such as lighting, heating, and cooling of the new building.

Implementation of the project would result in an increase in energy usage compared to current conditions, primarily due to the 32 supportive housing units proposed in addition to the replacement for the existing emergency shelter. However, the increase in energy use would not be wasteful or inefficient because of measures incorporated into project design, including energy-efficient building design meeting CALGreen requirements.

In order to meet the reduction targets, new construction projects must be determined to be consistent with the GHG Emissions Reduction Strategy. A checklist has been developed to be used in reviewing new development applications, to ensure that GHG reduction measures are incorporated into the project design and operation. Project compliance with the measures in the checklist would exempt individual, quantitative study of GHG emissions for an individual development project. Development projects that are not able to meet the standards in the checklist, or projects that propose an amendment to the San Rafael General Plan 2020 (e.g., a change in land use that results in changes to the projections used in the strategy) would require an individual, quantitative GHG emissions assessment. The project proposes an amendment to the land use designation in the City of San Rafael General Plan 2020.

The proposed project would replace the existing building currently used as a 55-bed emergency shelter with a new more energy efficient building that would house a new 60-bed emergency shelter and 32 permanent supportive housing units. Although the proposed Project would require an amendment to the General Plan land use designation of the 13,500 square-foot property from LI/O to HDR, this amendment would not result in substantial changes to the projections used in the overall strategy for GHG emissions reduction. Therefore, the project would not result in significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. No mitigation is required.

(Sources: 1, 2, 4, 9, 12, 15, 16, 26)

b. *Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

Discussion:

Less Than Significant Impact: The project would be required to comply with Title 24, Part 6 of the California Code of Regulations, Building Energy Efficiency Standards. Additionally, the project is not located in an identified area designated for renewable energy productions nor would the project interfere with the installation of any renewable energy systems. The project would not conflict with or obstruct applicable State and local plans for promoting use of renewable energy and energy efficiency. Therefore, the impact is considered less than significant, and no mitigation is required.

(Sources: 1, 2, 4, 9, 12, 15, 16, 26)

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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VII. GEOLOGY AND SOILS

Would the project:

a. *Directly or indirectly cause 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.*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less than Significant: Potential seismic hazards resulting from a nearby moderate to major earthquake can generally be classified as primary and secondary. The primary effect is ground rupture, also called surface faulting. The common secondary seismic hazards include ground shaking, ground lurching, soil liquefaction, lateral spreading, and flooding. The project applicant contracted the services of Miller Pacific Engineering Group to evaluate the subsurface conditions at the site and prepare geotechnical recommendations for the proposed development. The Geotechnical Investigation provides recommendations for foundations, site preparation, seismic design, drainage and stormwater retention areas. The subject site is located within the Coast Ranges geomorphic province of California, and within the seismically active San Francisco Bay Area. The known active faults (movement within the last 11,000 years - i.e. Holocene) that are nearest to the project site are the Hayward and San Andreas faults, which are located roughly approximately 12.5 kilometers (7.8 miles) to the northeast and 15.5 kilometers (9.6 miles) southwest of the site, respectively. In the event of a major earthquake in the Bay Area, the site may be susceptible to seismic shaking and related ground failure. However, since no active faults are known to cross the project site, and the site is not located within the Alquist-Priolo Earthquake Fault Zone, the potential for fault surface rupture in the Project area is low. The impact would be less than significant. No mitigation is required.

(Sources: 1, 2, 3, 4, 6, 18, 28)

ii) *Strong seismic ground shaking?*

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact with Mitigation Incorporated: As discussed in the proposed project's Geotechnical Investigation, the site is likely to experience ground shaking from a major earthquake originating from the major active Bay Area faults. 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 potential for strong seismic shaking at the project site is high. Due to their proximity and historic rates of activity, the San Andreas and Hayward Faults present the highest potential for severe ground shaking. The significant adverse impact associated with strong seismic shaking is potential damage to structures and improvements.

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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The Miller Pacific report provides estimates of peak ground accelerations and identifies recommended seismic design coefficients and spectral accelerations concludes that the project improvements should be designed in accordance with the California Building Code (2016 CBC). Construction level plans are required to meet the most current CBC. This is a condition of the issuance of a building permit approval by the City of San Rafael.

Therefore, to reduce the potential impacts related seismic shaking to less than significant levels, the following mitigation measure is proposed:

Mitigation Measure GE0-1: Prior to a grading or building permit submittal, the project sponsor shall prepare a design-level geotechnical investigation prepared by a qualified and licensed geotechnical engineer and submit the report to the City Engineer. Minimum mitigation includes design of new structures in accordance with the provisions of the current California Building Code or subsequent codes in effect when final design occurs. Recommended seismic design coefficients and spectral accelerations shall be consistent with the findings presented in Section 5.1 of the January 8, 2018, Miller Pacific report.

Implementation of **Mitigation Measure GE0-1** will reduce potential impacts to less than significant levels and no further mitigation measures will be required.

(Sources: 1, 2, 3, 4, 6, 18, 28)

iii) *Seismic related ground failure, including liquefaction?*

Discussion:

Less Than Significant: Liquefaction refers to the sudden, temporary loss of soil strength during strong ground shaking. While liquefaction most commonly occurs in saturated, loose granular deposits, recent studies indicate that it can also occur in materials with relatively high fines content provided the fines exhibit lower plasticity.

The effects of liquefaction can vary from cyclic softening resulting in limited strain potential to flow failure which cause large settlements and lateral ground movements. Lateral spreading refers to a specific type of liquefaction-induced ground failure characterized primarily by horizontal displacement of surficial soil layers as a consequence of a subsurface granular layer. Lateral spreading can occur on relatively flat sites with slopes less than two percent under certain circumstances. Lateral spreading can cause ground cracking and settlement.

The project site is not currently within the State of California Special Study Zones. San Rafael General Plan Seismic Maps and regional hazard mapping indicate the liquefaction susceptibility of the Project site is “very high” (Association of Bay Area Government, 2017). However, the results of the subsurface exploration indicate that the site is underlain by relatively deep deposits of Bay Mud which are generally not susceptible to liquefaction. Additionally, the fill encountered in the borings consist of predominantly clayey soils, which are not susceptible to liquefaction. Therefore, the likelihood of damage to the improvements due to liquefaction is low, and the impact would less than significant. No mitigation is required.

(Sources: 1, 2, 3, 4, 6, 18, 28)

	Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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iv) *Landslides?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact: Based on the location and topographic data, landslide hazards are considered low at the site. Therefore, the impact is considered less than significant, and no mitigation is required.

(Sources : 1, 2, 3, 4, 6, 18, 28)

b. *Result in substantial soil erosion or the loss of topsoil?*

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact With Mitigation Incorporated. Sandy soils on moderately steep slopes or clayey soils on steep slopes are susceptible to erosion when exposed to concentrated surface water flow. The Project site is relatively level with little relief thus the potential for significant erosion at the site is minimal. Project development would cover most of the site with the proposed new building, hardscape and landscape improvements. Therefore, erosion is not considered to be a significant long-term geologic hazard. However, care should be taken during construction to prevent excess erosion when the soils are exposed.

The Preliminary Drainage Plans indicates that surface water will be collected into a storm drain system to temporarily retention systems onsite and into the City storm drainage system. Erosion control measures during and after construction would be required to conform to the City of San Rafael Department of Public Works (DPW) Grading and Construction Erosion and Sediment Control Plan Permit Application Package and the Regional Water Quality Control Board standards. Conditions of approval would be included in project approvals requiring adherence to the various local and regulatory agencies permitting procedures.

The following mitigation measure is included to ensure that the recommendations of the final geotechnical report are incorporated into the project design plans to address issues of topsoil erosion:

Mitigation Measure GE0-2: Prior to a grading or building permit submittal, the project sponsor shall prepare a site drainage system prepared by a qualified and licensed civil engineer and submit the report to the City Engineer. The site drainage system will demonstrate the ability to collect surface water and discharge into an established storm drainage system. The project Civil Engineer or Architect is responsible for designing the site drainage system and, an erosion control plan shall be developed prior to construction per the current guidelines of the City of San Rafael Public Works Department (DPW) Grading and Construction Erosion and Sediment Control Plan Permit Application Package and the Regional Water Quality Control Board standards.

Implementation of Mitigation Measure GE0-2 would reduce impacts from loss of soil or topsoil erosion to a less than significant level and no further mitigation is required.

(Sources: 1, 2, 3, 4, 6, 18, 28)

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 off, site landslide, lateral spreading, subsidence, liquefaction or collapse?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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Discussion:

Less Than Significant Impact. As noted above, the results of the subsurface exploration conducted by Miller Pacific indicate that the site is underlain by relatively deep deposits of Bay Mud which are generally not susceptible to liquefaction. Additionally, the fill encountered in the borings consist of predominantly clayey soils which are not susceptible to liquefaction. Therefore, the likelihood of damage to the improvements due to liquefaction is low. In addition, plans submitted for a building permit would be required to comply with the Uniform Building Code (UBC) and the California Building Code (CBC) for earthquake-resistant design parameters. This would include designing the foundations to account for minor settlements and lateral ground movements due to possible lurching. Therefore, the impact would less than significant. No mitigation is required.

(Sources: 1,2, 3, 4, 6, 18, 28)

- d. *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact with Mitigation Incorporated. Soil expansion can occur when clay particles interact with water, which can cause seasonal volume changes in the soil matrix. The clay soil swells when saturated and then contracts when dried. The phenomenon generally decreases in magnitude with increasing confinement pressures at increasing depths. These volume changes may damage lightly loaded foundations, slabs-on-grade, pavement, and other improvements. Expansive soils also cause soil creep on sloping ground. According to the Miller Pacific Geotechnical Investigation, which included two test borings and lab testing of soil samples, the near surface soils are generally of lower to moderate plasticity, suggesting a low to moderate expansion potential. Therefore, the risk of expansive soil affecting the proposed improvements is low. However, measures should be taken, as described in the Miller Pacific report, to condition the soils to slightly above the optimum moisture content during site grading and be maintained until imported aggregate base and/or surface flatwork is completed. Therefore, the impact would less than significant. No mitigation is required.

(Sources: 1, 2, 3, 4, 6, 18, 28)

- 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?*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion:

No impact. No septic tanks would be used as part of the proposed project. The project will be required to connect to the existing San Rafael Sanitation District sanitary sewer. As a result, no impacts associated with the use of septic tanks would occur as part of the proposed project.

(Sources: 1,2, 3, 4, 6, 18, 28)

- f. *Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?*

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact with Mitigation Incorporated: The proposed project includes near-surface ground-disturbing activities, such as grading and trenching for construction of new buildings, and various

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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site improvements for landscaping, driveways and utilities. The project site is flat and completely disturbed and does not contain a unique geologic feature. Bedrock geology in this area generally consists of rocks that are a part of the Franciscan Complex, which are an assemblage of deformed and metamorphosed rock units. The Miller Pacific report indicates that the Project site is underlain by artificial fill over Bay Mud. Franciscan Melange bedrock is mapped on the slopes of the nearby hillsides located north and south of the Project site.

There is a possibility that paleontological resources could be encountered if excavation occurs in previously undisturbed soil and bedrock. Implementation of Mitigation Measure GE0-3, which requires that excavation activities be halted should a paleontological resource be encountered and the curation of any substantial find, would reduce this impact to a less-than-significant level.

Mitigation Measure GE0-3: Should paleontological resources be encountered during project subsurface construction activities located in previously undisturbed soil and bedrock, all ground-disturbing activities within 25 feet shall be halted and a qualified paleontologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. For purposes of this mitigation, a "qualified paleontologist" shall be an individual with the following qualifications: 1) a graduate degree in paleontology or geology and/or a person with a demonstrated publication record in peer-reviewed paleontological journals; 2) at least two years of professional experience related to paleontology; 3) proficiency in recognizing fossils in the field and determining their significance; 4) expertise in local geology, stratigraphy, and biostratigraphy; and 5) experience collecting vertebrate fossils in the field.

If the paleontological resources are found to be significant and project activities cannot avoid them, measures shall be implemented to ensure that the project does not cause a substantial adverse change in the significance of the paleontological resource. Measures may include monitoring, recording the fossil locality, data recovery and analysis, a final report, and accessioning the fossil material and technical report to a paleontological repository. Upon completion of the assessment, a report documenting methods, findings, and recommendations shall be prepared and submitted to the City for review. If paleontological materials are recovered, this report also shall be submitted to a paleontological repository such as the University of California Museum of Paleontology, along with significant paleontological materials. Public educational outreach may also be appropriate.

The project applicants shall inform its contractor(s) of the sensitivity of the project site for paleontological resources and shall verify that the following directive has been included in the appropriate contract specification documents:

"The subsurface of the construction site may contain fossils. If fossils are encountered during project subsurface construction, all ground-disturbing activities within 25 feet shall be halted and a qualified paleontologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. Project personnel shall not collect or move any paleontological materials. Fossils can include plants and animals, and such trace fossil evidence of past life as tracks or plant imprints. Marine sediments may contain invertebrate fossils such as snails, clam and oyster shells, sponges, and protozoa; and vertebrate fossils such as fish, whale, and sea lion bones. Vertebrate land mammals may include bones of mammoth, camel, saber tooth cat, horse, and bison. Contractor acknowledges and understands that excavation or removal of paleontological material is prohibited by law and constitutes a misdemeanor under California Public Resources Code, Section 5097.5."

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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Implementation of Mitigation Measure GE0-3 would reduce impacts on paleontological resources to a less than significant level and no further mitigation is required.

(Sources: 1, 2, 3, 4, 6)

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

a. *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact. The project sponsor contracted with Illingworth & Rodkin assess greenhouse gas (GHG) conditions for the project pursuant to the BAAQMD CEQA Air Quality Guidelines (BAAQMD 2017). The responses below are based on information contained in Greenhouse Gas Assessment for Homeward Bound of Marin Mill Street Center, dated August 22, 2019.

BAAQMD Climate Protection Program

The BAAQMD is the regional government agency that regulates sources of air pollution within the nine Bay Area counties. The BAAQMD established a climate protection program to reduce pollutants that contribute to global climate change and affect air quality in the San Francisco Bay Area Air Basin (SFBAAB). The climate protection program includes measures that promote energy efficiency, reduce VMTs, and develop alternative sources of energy, all of which assist in reducing emissions of GHGs and in reducing air pollutants that affect the health of residents. The BAAQMD also seeks to support current climate protection programs in the region and to stimulate additional efforts through public education and outreach, technical assistance to local governments and other interested parties, and promotion of collaborative efforts among stakeholders.

BAAQMD 2017 Clean Air Plan

The BAAQMD and other air districts prepare clean air plans in accordance with the state and federal Clean Air Acts. In April 2017, the BAAQMD adopted the 2017 Clean Air Plan: Spare the Air, Cool the Climate (2017 CAP), which is a comprehensive plan to improve Bay Area air quality and protect public health through implementation of a control strategy designed to reduce emissions and ambient concentrations of harmful pollutants. The 2017 CAP also includes measures designed to reduce GHG emissions.

Thresholds of Significance

City of San Rafael Climate Action Plan

The City of San Rafael adopted Climate Change Action Plan 2030 in May 2019, that establishes goals and measures to reduce greenhouse gas emissions 19% below 1990 levels by 2020 (equivalent to 31% below 2005 levels), and 42% below 1990 levels by 2030, which is enough to surpass the City and State goals for those years. However, the Plan does not have a specific metric ton GHG threshold for project-level construction or operation.

BAAQMD

The BAAQMD’s CEQA Air Quality Guidelines do not use quantified thresholds for projects that are in a jurisdiction with a qualified GHG reductions plan (i.e., a Climate Action Plan). The plan has to address emissions associated with the period that the project would operate (e.g., beyond year 2020). For quantified

Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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emissions, the guidelines recommended a GHG threshold of 1,100 metric tons or 4.6 metric tons (MT) per capita. These thresholds were developed based on meeting the 2020 GHG targets set in the scoping plan that addressed AB 32. Operation of the project would occur beyond 2020, so a threshold that addresses a future target is appropriate.

Although BAAQMD has not published a quantified threshold for 2030 yet, this assessment uses a “Substantial Progress” efficiency metric of 2.8 MT CO₂e/year/service population and a bright-line threshold of 660 MT CO₂e/year based on the GHG reduction goals of EO B-30-15. The service population metric of 2.8 is calculated for 2030 based on the 1990 inventory and the projected 2030 statewide population and employment levels. The 2030 bright-line threshold is a 40 percent reduction of the 2020 1,100 MT CO₂e/year threshold.

Greenhouse Gas Emissions Analysis

GHG emissions associated with development of the proposed project would occur over the short-term from construction activities, consisting primarily of emissions from equipment exhaust and worker and vendor trips. There would also be long-term operational emissions associated with vehicular traffic within the project vicinity, energy and water usage, and solid waste disposal. Emissions for the proposed project are discussed below and were analyzed using the methodology recommended in the BAAQMD CEQA Air Quality Guidelines.

CalEEMod Modeling

Illingworth & Rodkin used the California Emissions Estimator Model (CalEEMod) Version 20 16.3.2 to estimate GHG emissions from construction and operation of the site assuming full build-out of the project. The project land use type and size, anticipated construction schedule, and other project-specific information were input to the CalEEMod.

Energy

The electricity produced emission rate was modified in CalEEMod with a default emission factor of 641.3 pounds of CO₂ per megawatt of electricity produced, which is based on PG&E's 2008 emissions rate. The rate was adjusted to account for PG&E's projected 2020 CO₂ intensity rate. This 2020 rate is based, in part, on the requirement of a renewable energy portfolio standard of 33 percent by the year 2020. The derived 2020 rate for PG&E was estimated at 290 pounds of CO₂ per megawatt of electricity delivered.4 Marin Clean Energy (MCE) now provides electricity to 86 percent of Marin County, with 60 percent renewable and 100 percent being carbon free electricity by 2022. The 2017 CO₂ intensity rate provided by MCE was 109 pounds of CO₂ per megawatt of electricity delivered. The CO₂ intensity rate input into CalEEMod was adjusted to account for 86 percent of MCE's rate and 14 percent of PG&E's rate. This computed to 134 pounds of CO₂ per megawatt of electricity delivered.

Service Population Emissions

The project service population efficiency rate is based on the number of future permanent residences and full-time employees. According to the project applicant, the 32-units are single-occupancy rooms and there would be at least 9 full-time employees. Therefore, the project's total services population would be 41.

Construction Emissions

Illingworth & Rodkin concluded that GHG emissions associated with construction were computed to be 125 MT of CO₂e for the total construction period. These are the emissions from on-site operation of construction equipment, vendor and hauling truck trips, and worker trips. Neither the City nor BAAQMD have an adopted

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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threshold of significance for construction-related GHG emissions, though BAAQMD recommend s quantifying emissions and disclosing that GHG emissions would occur during construction. BAAQMD also encourages the incorporation of best management practices to reduce GHG emissions during construction where feasible and applicable.

Operational Emissions

The CalEEMod model was used to estimate daily emissions associated with operation of the site under the proposed project. Ilingworth & Rodkin calculated annual emissions resulting from operation of the proposed project to be 215 MT of CO₂e for the opening operation year of 2021 and 172 MT of CO₂e for the year 2030. The 2030 emissions do not exceed the 2039 “Substantial Progress” threshold of 660 MT of CO₂e/yr. The Service Population Emissions for the year 2021 would be 5.2 and 4.2 for the year 2030. The 2030 Service Population Emissions exceed the “Substantial Progress” efficiency metric of 2.8 MT CO₂e/year/service population. However, to be considered a significant impact, the project must exceed both the GHG significance threshold in metric tons per year and the service population significance threshold. This project does not exceed the metric tons per year significance threshold. Therefore, the project will have a less-than-significant impact regarding GHG emissions. No mitigation is required.

(Sources: 1, 2, 3, 4, 5, 9, 12, 15, 16, 26)

b. *Conflict with an applicable plan, policy or regulation for the purpose of reducing the emissions of greenhouse gases?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact. As discussed above, the project's GHG emissions impact is considered less than significant because the project does not exceed the metric tons per year significance threshold. No mitigation is required.

(Sources: 1, 2, 3, 4, 5, 9, 12, 15, 16, 26)

IX. 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?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact: The proposed project would involve replacing the existing building currently used as a 55-bed emergency shelter with a new building that would house a 60-bed shelter and 32 supportive housing units, both of which are residential in nature. No hazardous materials would be included in the construction or long-term use of the property. Use of the subject property is not expected to transport, use, or dispose of significant amounts of hazardous materials. Hazardous materials would be limited to those associated with residential property maintenance, including common landscaping fertilizers, pesticides, paint, solvent, and petroleum products. These materials would be used in limited quantities and would not present a significant hazard to the public or the environment.

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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The existing building that would be demolished was constructed in the 1950s. Demolition work could require transport and disposal of hazardous materials during construction activities. Removal of demolition debris may contain hazardous building materials such as asbestos-containing pipe, asbestos-containing materials, polychlorinated biphenyls, and lead containing paints. Prior to issuance of a demolition permit, the City Building Official will require the project sponsor to submit a hazardous building materials survey for the existing building to be demolished. Lead-based paint and asbestos-containing materials (ACM) are the most common hazardous building materials found in buildings of this age. If any hazardous building materials are identified, the City Building Official will require that they be removed by a certified contractor prior to demolition of the building, in accordance with BAAQMD, California Division of Occupational Safety and Health (DOSH) and California Department of Toxic Substances Control (DTSC) regulations. This would reduce potential impacts from release of hazardous materials during building demolition to a less than significant level. No further mitigation is required.

(Sources: 1, 2, 3, 4, 12, 16, 27, 28)

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?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact. The existing building has been used as an emergency shelter since 1986. Other than the possibility of hazardous building materials, addressed in Response IX (a) above, there are no known hazardous materials on the project site. A Phase I Environmental Site Assessment prepared for the property indicates that there is low potential that the property has been impacted by on-site or off-site operations, and no further investigations are recommended (TMC Incorporated 2019). Impacts associated with the proposed project are, therefore, considered less than significant.

(Sources: 1, 2, 3, 4, 12, 16, 27, 28)

c. *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact. As discussed in Response IX(a) and (b) above, the proposed project involves replacement of existing commercial related uses on the subject property with new townhome residential uses. The current and proposed uses do not include hazardous emissions or hazardous materials on site. The nearest school, San Rafael High School, is located approximately 0.38-miles to the north, across the San Rafael Creek channel. Bahia Vista Elementary School is approximately 0.75-miles east of the project site. Two children's daycare centers, Pickleweed Children's Center and Marin Headstart, are located approximately 0.75-miles east of the project site at the Pickleweed Community Center and Bahia Vista Elementary School. As a proposed residential use, there would be no hazardous emissions or the handling or hazardous or acutely hazardous substances or waste. Some hazardous materials could be used in the daily maintenance of the subject property, but not in quantity considered hazardous to sensitive receptors. Therefore, the impact is considered less than significant, and no mitigation is required.

(Sources: 1, 2, 3, 4, 12, 16, 27, 28)

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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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?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact: The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The proposed project would involve replacing the existing building currently used as a 55-bed emergency shelter with a new building that would house a 60-bed shelter and 32 supportive housing units, both of which are residential in nature.

The Phase I Environmental Site Assessment prepared by Transaction Management Corporation, Inc. in December 2019 concluded that there is low potential that the property has been impacted by on-site or off-site operations, and no further investigations are recommended. Therefore, the impact is considered less than significant, and no mitigation is required.

(Sources: 1, 2, 3, 4, 12, 16, 27, 28)

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 or excessive noise for people residing or working in the project area?*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion:

No impact. The Project site is not within the safety zones (or Comprehensive Land Use area) of either airport. The project site is not located within an airport land use plan or within two miles of a public airport or public use airport. The nearest general aviation airport is the private Marin Ranch/San Rafael Airport located at 400 Smith Ranch Road in San Rafael, approximately 3 miles northeast of the subject property. Marin County Airport at Gness Field is located at 351 Airport Road in the City of Novato, approximately 12 miles north of the subject property. Therefore, no impact would result from implementation of the project and no mitigation is required.

(Sources: 1, 2, 3, 28)

f. *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion:

No impact. The proposed project would not impair or physically interfere with an adopted emergency response or evacuation plan because the project does not include any actions that would interfere with emergency response and evacuation plan policies adopted by the City or other emergency agency responsible for emergency preparedness. The proposed project would be consistent with the General Plan and Zoning Ordinance in terms of the types of land uses, including residential uses. The proposed project has been reviewed by City Departments, including Public Works, Fire, and Police and no concerns were raised regarding the City's ability to provide continuing services to the project site or that it would interfere with and adopted emergency response or evacuation plan. There would be no impact.

(Sources: 1, 2, 3, 4, 5, 12, 28)

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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g. *Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact: The subject property is not located within the City's Wildland-Urban Interface (WUI) zone. The proposed project has been reviewed by City Departments, including Public Works and Fire, and no concerns have been raised about exposing people or structures to significant risk or loss, injury or death involving wildland fires. For these reasons, the impact is considered less than significant, and no mitigation is required.

(Sources: 1, 2, 3, 4, 12, 29)

X. HYDROLOGY AND WATER QUALITY

Would the project:

a. *Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact. The proposed project includes replacement of existing 55-bed emergency shelter with a new 60-bed emergency shelter and 32 supportive housing units and other related site improvements, including landscaping, irrigation, and site drainage. The project would result in more than 5,000 square of impervious surface and is therefore considered a regulated project under Marin County Stormwater Pollution Prevention Program (MCSTOPPP) requirements. To minimize water quality impacts associated with the proposed project, construction activities would be required to provide a stormwater control plan and erosion control plan; and would be required to implement stormwater control measures such as Low Impact Development (LID) and Best Management Practices (BMP's) in accordance with the City's Manual of Stormwater Quality Control Standards for New Development and Redevelopment.

Construction Phase

Development activities would involve demolition, grading, construction, and paving. During these activities, there would be the potential for surface water runoff from the construction site to carry sediment and pollutants into stormwater drainage systems and local waterways. Grading and the exposure of shallow soils related to grading could result in erosion and sedimentation. The accumulation of sediment could result in the blockage of flows, potentially causing increased localized ponding or flooding. Construction activities would require the use of gasoline and diesel- powered heavy equipment, such as bulldozers, backhoes, water pumps, and air compressors. Chemicals such as gasoline, diesel fuel, lubricating oil, hydraulic oil, lubricating grease, automatic transmission fluid, paints, solvents, glues, and other substances could be used during construction. An accidental release of any of these substances could degrade the quality of the surface water runoff and adversely affect receiving waters.

A standard condition of approval for construction projects will require that prior to the issuance of a grading or building permit, the applicant shall prepare an Erosion and Sediment Control Plan (ESCP) in accordance with the requirements of the City of San Rafael Department of Public Works. The purpose of the ESCP is to:

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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1. Identify potential pollutant sources that may affect the quality of storm water runoff discharges from the construction site;
2. Document the Best Management Practices (BMPs) that will be implemented and placed in order to prevent, to the maximum extent practicable, construction site pollutants from leaving the site and entering the storm drain system during all phases of construction; and
3. Document erosion control, sediment control, and good housekeeping BMPs that must be implemented year-round, as appropriate, based on construction activities.

This standard condition of approval would ensure that construction-related impacts related to water quality would be less than significant. No mitigation is required.

Operational Phase

The development of new or replacement impervious surfaces on the project site could result in the discharge of associated pollutants. Runoff from new landscaped areas may contain residual pesticides and nutrients, and occupants of the building and associated foot traffic could increase the amount of trash and debris entering the stormwater drainage system. Plans submitted for the development project indicate that roof storm water drainage on the new building would be collected and treated in engineered bioretention basins before being piped into the public storm drain system. Storm water runoff from site pavements would be directed through landscape areas before collection and conveyance to adjacent city storm drains.

A standard condition of approval will require that a stormwater control plan be submitted and approved by the City of San Rafael Department of Public Works prior to the issuance of a grading or building permit, and in accordance with MCSTOPPP post-construction requirements. In addition, the Project sponsor will be required to enter into a stormwater facilities maintenance agreement prior to issuance of a certificate of occupancy for the new building. This will ensure that the post-construction stormwater quality control measures comply with the requirements of the current Phase II Small MS4 Permit issued by the State Water Board, including but not limited to: the following:

- Designing BMPs into Project features and operations to reduce potential impacts to surface water quality and to manage changes in the timing and quantity of runoff associated with operation of the project. These features shall be included in the design-level drainage plan and final development drawings.
- The proposed project shall incorporate site design measures and Low Impact Development design standards, including minimizing disturbed areas and impervious surfaces infiltration, harvesting, evapotranspiration, and/or bio-treatment of stormwater runoff.
- The Project applicant shall establish an Operation and Maintenance Plan. This plan shall specify a regular inspection schedule of stormwater treatment facilities in accordance with the requirements of the Phase II Small MS4 Permit; and
- Funding for long-term maintenance of all BMPs shall be specified.

The standard conditions of approval identified above would ensure that impacts related to water quality would be less than significant because they would ensure that minimize the potential for discharge of pollutants that could impact water quality during construction activities and during the ongoing operation of the project site. No mitigation is required.

(Sources: 1, 2, 3, 4, 6, 7, 12, 23)

b. *Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the*

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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project may impede sustainable groundwater management of the basin?

Discussion:

Less Than Significant Impact: The project is located within the Marin Municipal Water District (MMWD) and would utilize domestic water provided by the MMWD. As a result, the proposed project would not substantially deplete groundwater supplies. 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; however, the purchase additional water entitlement will be required because the current annual water entitlement for the existing emergency shelter would not be sufficient for the expanded use, which includes the addition of 32 supportive housing units and 5 additional beds in the emergency shelter. There are no active wells at the site and the impact on groundwater recharge would be less than significant.

According to the Miller Pacific report, groundwater was encountered in one of the two test borings at about 10 feet below ground surface. The report also noted that data from groundwater monitoring wells installed as part of a previous environmental study for nearby property indicates the groundwater elevation on property several hundred feet southeast of the site is at about 4.5-9.0 feet below the ground surface. As a result, the Miller Pacific report indicates that groundwater should be anticipated in excavations at depths of 3 to 4 feet below ground surface and recommends that the contractor anticipate the need for dewatering in excavations that extend below the groundwater table.

Since the proposed new structure would displace the existing building footprint and surface parking areas, the amount of impervious surface area would not substantially change from existing conditions. As discussed in Response X(a) above, surface runoff would be required to meet Marin County Stormwater Pollution Prevention Program (MCSTOPP) standards and regulations for stormwater runoff as required by the City of San Rafael. Therefore, the proposed project would not interfere substantially with ground water recharge. For these reasons, the potential impact is considered less than significant, and no mitigation is required.

(Sources: 1, 2, 3, 4, 6, 7, 12, 19, 23)

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) Result in substantial erosion or siltation on- or off-site;

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact. See Response X(a) above. The design and construction of new improvements are subject to review by the City Engineer and Department of Public Works and are subject to the requirements of the Marin County Stormwater Pollution Prevention Program (MCSTOPPP). City building permit standard requirements also include the submission of an erosion control plan, which includes measures that would be taken to prevent loose dirt and soil from entering into San Francisco Bay. Implementation of standard requirements from the City of San Rafael, MCSTOPPP, and RWQCB would ensure that the project does not violate any water quality standards or impair water quality. No improvements are proposed within the nearby San Rafael Creek channel or drainage facilities in the area that would redirect stream flows. Because the proposed project would not alter any existing streams or drainage patterns, and surface water

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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runoff would be controlled onsite, potential impacts from erosion or siltation are considered less than significant and no mitigation is required.

(Sources: 1, 2, 3, 4, 7, 12, 23)

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| ii) <i>Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion:

Less Than Significant Impact: The project site and surrounding area is located in FEMA (Federal Emergency Management Agency) special flood hazard Zone AE, with an established base flood elevation (BFE) of 10.0 feet (datum NAVD88). Therefore, the new building must be designed to conform to floodplain management regulations contained in Title 18 of the City of San Rafael Municipal Code (Protection of Flood Hazard Areas). In addition, the project site and surrounding area is currently subject to localized flooding and is also subject to sea level rise given its proximity to the San Rafael Creek channel.

The civil and architectural plans submitted for the project show that all habitable space in the new building is above the 10-foot BFE, and areas below the 10-foot BFE are limited to parking, access, and limited storage including recycle and garbage areas. In addition, areas below the 10-foot BFE must be designed to allow for the automatic entry and exit of flood waters and be constructed of flood resistant materials.

Marin County and the City of San Rafael require that proposed development not increase the discharged storm drain peak flow and volume. Because most of the site is currently covered with structures and a paved parking lot, redevelopment of the site with the proposed project would not substantially change the flow and volume of storm drain run-off discharged from the site. Bioretention basins have been incorporated into the preliminary site plan, landscape and drainage plans in order to eliminate impacts to water quality and quantity downstream. Construction level plans will be required to satisfy the City of San Rafael Urban Runoff Pollution Prevention Ordinance to ensure that no new net run-off or pollutants from stormwater runoff will result from the proposed development project. As result, there would be no substantial increase in the amount of impervious surface area or runoff that could result in flooding on- or off-site. Furthermore, the project would be required to minimize impacts from construction activities in accordance with requirements of MCSTOPP and the City of San Rafael, which includes implementation of BMPs and LID. For these reasons, the impact would be considered less than significant, and no mitigation would be required.

(Sources: 1, 2, 3, 4, 7, 12, 17, 23)

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| iii) <i>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;</i>
<i>or</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion:

Less Than Significant Impact: As discussed in Section X(a-c) above, the proposed project would not result in an overall increase in impervious surface. The project site contains existing storm drain infrastructure that serves the existing building and parking lot area. The existing storm drain infrastructure discharges runoff to connections within the City of San Rafael storm drain system. This existing infrastructure would be updated as needed to serve the new development. Because most of the site is currently covered with structures and a paved parking lot, redevelopment of the site with the proposed project would not substantially change the

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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flow and volume of storm drain run-off discharged from the site. In addition, project design includes stormwater management including three bioretention areas. For these reasons, the proposed project would not result in increased downstream flow rates that would exceed the capacity of the stormwater drainage systems and the impact would be considered less than significant. No mitigation is required.

(Sources: 1, 2, 3, 4, 7, 12, 23)

iv) *Impede or redirect flood flows?*

Discussion:

Less Than Significant Impact: The project site is located within FEMA (Federal Emergency Management Agency) special flood hazard Zone AE, with a base flood elevation (BFE) of 10 feet (datum NAVD88). Therefore, the new building must be designed to conform to floodplain management regulations contained in Title 18 of the City of San Rafael Municipal Code (Protection of Flood Hazard Areas), which includes specific standards of construction for development within special flood hazard areas, including but not limited to the requirement that all area below the 10-foot BFE be designed to allow for the automatic entry and exit of flood waters, and be constructed of flood resistant materials. In addition, all mechanical and electrical equipment will be required to be elevated or floodproofed.

The civil and architectural plans submitted for the project show that all emergency shelter and residential space would be above the 10-foot BFE, and areas below the 10-foot BFE are limited to parking, access, and limited storage. To ensure that all Title 18 requirements are met, the City of San Rafael’s designated floodplain administrator (Director of Public Works) will require that detailed plans be submitted prior to the issuance of a building permit, and will also require an elevation certificate and flood proofing certificate prior to an occupancy permit being issued for the new facility. With adherence to these requirements, the project would not be expected to impede or redirect flood flows and the impact would be considered less than significant. No mitigation is required.

Furthermore, Marin County and the City of San Rafael require that proposed development not increase the discharged peak flow or volume. Because most of the site is currently covered with structures and a paved parking lot, redevelopment of the site with the proposed project would not substantially change the flow or volume of storm drain runoff discharged from the site. Bioretention basins have been incorporated into the preliminary site plan, landscape and drainage plans. Therefore, the development project would not impede or redirect flood flows. For these reasons, the impact is considered less than significant, and no mitigation is required.

(Sources: 1, 2, 3, 4, 7, 12, 17, 23, 28)

d. *In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

Discussion:

Less Than Significant Impact. As noted above, the project site is located within FEMA (Federal Emergency Management Agency) special flood hazard Zone AE, with a base flood elevation (BFE) of 10 feet (datum NAVD88). All uses below the BFE are restricted to parking, access and limited storage. In addition, these areas must be designed to allow for the automatic entry and exit of flood waters and be constructed of flood resistant materials. Mechanical and electrical equipment will be required to be elevated or floodproofed. To ensure that all FEMA requirements are met, the City of San Rafael Department of Public Works will require an elevation certificate and flood proofing certificate prior to an occupancy permit being issued for the new

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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facility. With adherence to these requirements, the risk of release of pollutants into flood waters would be low, and the impact would be considered less than significant. No mitigation is required.

Seiche and tsunamis are short duration, earthquake-generated waves in large enclosed bodies of water and the open ocean, respectively. The extent and severity of a seiche or tsunami would be dependent upon ground motions and fault offset from nearby active faults. The tsunami hazard mapping for the project area indicates that the site is located beyond the shoreline areas of the San Rafael Creek Channel and San Rafael Yacht Harbor that are characterized as susceptible to tsunami inundation. Therefore, the likelihood of inundation of the site by seiche or tsunami is low. Therefore, the impact would be considered less than significant. No mitigation is required.

(Sources: 1, 3, 4, 6, 7, 27, 28)

e. *Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact. The proposed project would redevelop an existing, disturbed property currently used as an emergency shelter with a replacement shelter and 32 supportive housing units. The proposed use will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan, because, as discussed in this Section X.a-e., above, the proposed project would be required to comply with City development standards, including the City of San Rafael Urban Runoff Pollution Prevention Ordinance, to ensure that no new net run-off or pollutants from stormwater runoff from the site would result from the proposed project. Furthermore, the project would be required to satisfy BMPs and LID. For these reasons, the impact would be considered less than significant. No mitigation is required.

(Sources: 1, 2, 3, 6, 7, 19, 23)

XI. LAND USE AND PLANNING

Would the project:

a. *Physically divide an established community?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact. The project site is located at the corner of Mill and Harbor Streets in the Canal neighborhood in East San Rafael. The existing building on the property has been used as an emergency shelter operated by Homeward Bound since 1986. The shelter, known as Mill Street Center, is Marin County’s only year-round emergency shelter for homeless adults, and provides 40-55 beds for men and women in separate dormitory-style rooms.

The project consists of amendments to the City’s General Plan land use map and Zoning Map, and an amendment to the Use Permit approved for the existing emergency shelter, that would allow the development of a new building on the project site that would contain a 60-bed replacement shelter and 32 permanent supportive housing units. The proposed project would require the demolition of the existing building; therefore, the project site would not be available for use as an emergency shelter after demolition of the existing building and until the new shelter is ready for occupancy. Because the emergency shelter by nature provides only temporary shelter and is not considered permanent housing, its temporary closing would not

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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physically divide an established community. Therefore impacts are considered less than significant. No mitigation is required.

New fencing proposed along the northern and eastern property lines would result in changes to existing circulation patterns, and would not impair access to public sidewalks or street. Access to public sidewalks adjacent to the project site may be temporarily limited during the construction phase of the development project; however, no long-term changes to the public sidewalks or streets would occur, and these temporary impacts are considered less than significant. No mitigation is required.

(Sources: 1, 2, 3, 4)

b. *Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact. The City of San Rafael has adopted numerous plans and policies for the purpose of avoiding or mitigating an environmental effect, including but not limited to policies contained in the City’s General Plan, the City's Manual of Stormwater Quality Control Standards for New Development and Redevelopment, and the San Rafael Climate Change Action Plan 2030.

The proposed project would require amendments to the adopted General Plan Land Use and Zoning Map designations for the project site. Neither of these amendments, or the proposed development project, would cause a significant environmental impact due to a conflict with land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect, as explained further below.

General Plan and Zoning Map Amendments

The current General Plan land use designation for the project site is currently Light Industrial/Office (LI/O), which permits a variety of uses, including: motor vehicle service, contractor uses and yards; light manufacturing; distribution; warehousing and storage, incidental employee-serving retail/service; and office.

The project would amend the General Plan land use category of the project site from Light Industrial/Office (LI/O) to High-Density Residential (HDR). This amendment to the general plan land use category would allow for a different mix of land uses, specifically, residential uses at 15-32 dwelling units per acre, which is typical of apartment densities. This amendment would allow the 32 supportive housing units that are proposed as part of the “by-right” development project. The existing emergency shelter is allowed in the LI/O Zoning District with approval of a use permit and has operated under a use permit approved in 1986. The shelter would also be permitted in the proposed HR1 Zoning District with approval of a use permit.

When considering the maximum development scenario under the proposed general plan land use category, high-density residential, as compared to the existing (adopted) land use category, light industrial/office, the proposed change in land use designation would not result in a significant environmental impact because: 1) it would extend the HDR and HR1 designations that exist on properties to north and east of the project site; 2) land uses and densities allowed on the project site under the HDR and HR1 designations would be consistent with the mix of existing land uses in the project area; 3) it would not result in population or housing levels that are substantially different from those foreseen in regional planning efforts; and 4) it would not significantly affect regional vehicle miles traveled. In addition, any development allowed under the proposed

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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high density land use designations would need to be consistent with plans, policies, and regulations adopted for the purpose of avoiding or mitigating an environmental effect, to the extent they are applicable.

Based on the above, the impact is considered less than significant. No mitigation is required.

Homeward Bound Supportive Housing and Emergency Shelter

If the requested amendments described above are approved, the applicant would seek a “by-right” approval of the a new building that would contain a new 60-bed emergency shelter to replace the existing 55-bed shelter and 32 supportive housing units. The proposed “by-right” project would not result in a significant environmental impact because: 1) it would be similar to and consistent with the multi-family residential uses that exist on properties to north and east of the project site; 2) it would be consistent with the mix of existing land uses in the project area; 3) it would not result in population or housing levels that are substantially different from those foreseen in regional planning efforts; and 4) it would not significantly affect regional vehicle miles traveled. In addition, the project would need to be consistent with plans, policies, and regulations adopted for the purpose of avoiding or mitigating an environmental effect, to the extent they are applicable.

Based on the above, the impact is considered less than significant. No mitigation is required.

(Sources: 1, 2, 3, 4, 5, 12)

XII. 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 Impact. No known mineral resources would be impacted by the proposed project, which would be located on a previously disturbed site located in the Canal neighborhood in East San Rafael. There would be no impact.

(Sources: 1, 2, 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:

No Impact. The project site is located in the Canal neighborhood in east San Rafael and is not identified in the General Plan as a mineral resource recovery site. There would be no impact.

(Sources: 1, 2, 3)

XIII. NOISE

Would the project result in:

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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a. *Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact. The project site is located at 190 Mill Street at the corner of Harbor and Mill Streets. The area surrounding the site includes a mix of residential, light industrial, and commercial uses. The existing single-story building on the property has been used as an emergency shelter operated by Homeward Bound since 1986. The shelter, known as Mill Street Center, provides 40-55 beds for men and women in separate dormitory-style rooms.

The primary noise sources that affect the project site is vehicular traffic along Harbor and Mill Street which are both local streets with low traffic volumes and activities associated with adjacent light industrial uses. The major arterials nearest to the project site are Francisco Boulevard East, approximately 1,200 feet west of the project site, and Third Street approximately 700 feet to the north, across the San Rafael Creek channel. US-101 is located approximately 1,500 feet southwest of the site. The adjacent light industrial uses are primarily auto repair shops and are not in operation in the evening. None of the major roadways are a significant noise source at the project site given their distance and intervening buildings and topography.

General Plan and Zoning Map Amendments

The adopted General Plan land use designation for the project site is Light Industrial/Office (LI/O), which permits a variety of uses, including: motor vehicle service, contractor uses and yards; light manufacturing; distribution; warehousing and storage, incidental employee-serving retail/service; and office.

The project includes a request to amend the General Plan land use category of the project site from Light Industrial/Office (LI/O) to High-Density Residential (HDR). A corresponding Zoning Map amendment would change the existing Canal Core Industrial/Office (CCI/O) zoning classification of the site and extend the existing high-density residential zoning (HR1) of the adjacent site such that it would encompass the 190 Mill Street property. The proposed amendments would allow for a different mix of land uses, specifically, residential uses at 15-32 dwelling units per acre, which is typical of apartment densities.

The proposed general plan and zoning map amendments to the high-density residential categories would not result in a substantial increase in ambient noise levels in excess of noise standards and land use compatibility criteria established in the City’s general plan. Activities associated with high-density residential uses such as apartments would not substantially increase the ambient noise, and noise levels in the project area would remain compatible with adjacent land uses, including nearby residential uses. However, noise associated with demolition and construction equipment and activities could result in a temporary increase in ambient noise levels in the Project area (see discussion below under Construction Phase Noise Impacts).

Based on the above, impacts attributable to the proposed general plan and zoning amendments would be less than significant. No mitigation is required.

Homeward Bound Supportive Housing and Emergency Shelter
Operational Noise Impacts

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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If the requested amendments described above are approved, the applicant would seek a “by-right” approval for construction of a new building that would contain a new 60-bed emergency shelter to replace the existing 55-bed shelter, and 32 supportive housing units. Operation of the new emergency shelter would not change substantially from the existing operation; therefore no changes in ambient noise level is expected. The proposed 32 supportive housing units would introduce up to 32 permanent residents to the project site as well as support services and visitors. However, noise generated by residential uses, including supportive housing, is typically within acceptable levels, and would therefore be compatible with adjacent land uses, including adjacent residential uses. In addition, residents of the supportive housing units would not have automobiles, which would further minimize noise sources at the site.

Therefore, impacts attributable to the long-term operation of the new emergency shelter and supportive housing would be less than significant. No mitigation is required.

Construction Phase Noise Impacts

The construction of the development project would involve demolition of the existing structure, site preparation, grading and trenching, foundation, and building construction. As noted above, the building foundation would be either a mat foundation or a deep foundation system designed in accordance with the recommendations contained in the Geotechnical Investigation for the project, prepared by Miller Pacific Engineering Group. No pile driving is proposed.

Most demolition and construction noise falls with the range of 80 to 90 dBA at a distance of 50 feet from the source. The hauling of excavated materials and construction materials would also generate truck trips on local roadways. Site grading and off-haul trips for the planned improvements are expected to be minimal and would not result in a substantial increase in noise levels.

Noise impacts resulting from construction depend upon the noise generated by various pieces of construction equipment, the timing and duration of noise-generating activities, and the distance between construction noise sources and noise-sensitive areas. Construction noise impacts primarily result when construction activities occur during noise-sensitive times of the day (e.g., early morning, evening, or nighttime hours), the construction occurs in areas immediately adjoining noise-sensitive land uses, or when construction lasts over extended periods of time. Noise levels at any point within city limits are limited to 90 d BA Leq.

The construction would occur in one phase and all construction and demolition activities would be limited to the hours specified in the City of San Rafael's Municipal Code (7AM to 6PM on weekdays and 9AM to 6PM on Saturdays). No construction activities are permitted on Sundays and holidays. This would avoid the most noise-sensitive times of the day.

Based on the above, impacts attributable to construction activities would be less than significant. No mitigation is required.

(Sources: 1, 2, 3, 4, 5, 6, 8, 12, 28)

b. *Generation of excessive ground borne vibration or ground borne noise levels?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact. City of San Rafael's General Plan does not specify a construction vibration limit. Based on the thresholds provided by Caltrans, a construction vibration limit of 0.3 inches/second PPV

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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(peak particle velocity) would minimize damage at buildings of normal conventional construction. A significant impact would occur if buildings adjacent to the proposed construction site were exposed to vibration levels in excess of 0.3 in/sec PPV.

The construction of the project may generate perceptible vibration when heavy equipment or impact tools (e.g. jackhammers, hoe rams) are used. Construction activities would include site demolition work, grading and foundation work, and new building framing and finishing.

Construction activities, such as use of saws, excavators, scrapers and other high-power or vibratory tools; and rolling stock equipment (tracked vehicles, compactors, etc.) may generate substantial vibration in the immediate vicinity. Vibration levels would vary depending on soil conditions, construction methods, and equipment used. Based on site soil conditions, it is expected that site excavation can be performed using typical construction equipment, such as medium-size dozers and excavators. Vibration levels may be perceptible to occupants of adjacent buildings, but would be below the 0.3 in/sec PPV vibration limit and would not be anticipated to cause architectural or structural damage. As construction moves away from the shared property lines, vibration levels would be even lower. This would be considered a less-than-significant impact and no mitigation is required.

(Sources: 1, 2, 3, 4, 5, 6, 8, 12, 28)

c. *For a project located within the vicinity of a private airstrip or 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?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact. The project is located in East San Rafael and there are no public airports near the project site. The San Rafael/Marin Ranch Airport, a private airport, is located approximately 3 miles to the northeast of the project site, but this airport does not have an airport land use plan. The project site is a considerable distance from the runway and approach patterns for the airport. Therefore, any potential noise from airport operations would be minimal.

A private heliport is located approximately 2 miles southeast of the project site, near the intersection of Kerner Boulevard and Piombo Place. The project site is well outside the 60dB noise contour of the heliport facility; therefore, the site would not be subject to excessive noise levels from the operation of the heliport.

Based on the above, the project would not expose people residing or working in the project area to excessive noise levels and the impact would be considered less than significant. No mitigation is required.

(Sources: 1, 2, 3, 4, 28)

XIV. POPULATION AND HOUSING

Would the project:

a. *Induce substantial unplanned population growth in an area, either directly (for example, by proposing new*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Discussion:

Less Than Significant Impact. The existing 4,792 square foot single-story building on the property, built in 1950s, has been used as an emergency shelter operated by Homeward Bound since 1986. The shelter, known as Mill Street Center, is Marin County’s only year-round emergency shelter for homeless adults, and provides 40-55 beds for men and women in separate dormitory-style rooms.

General Plan, Zoning and Use Permit Amendment

The project would require amendments to the City’s General Plan land use map and Zoning Map, and an amendment to the Use Permit approved for the existing emergency shelter, to allow the construction of a new building that would contain a 60-bed replacement shelter that would replace the existing 55-bed shelter, and 32 permanent supportive housing units.

The General Plan land use designation for the project site is Light Industrial/Office (LI/O), which permits a variety of uses, including: motor vehicle service, contractor uses and yards; light manufacturing; distribution; warehousing and storage, incidental employee-serving retail/service; and office.

The project proposes to amend the General Plan land use category of the project site from Light Industrial/Office (LI/O) to High-Density Residential (HDR). The proposed amendment would allow for a different mix of land uses; specifically, residential uses at 15-32 dwelling units per acre, which is typical of apartment densities. The project includes a Zoning Map Amendment to modify the existing Canal Core Industrial/Office (CCI/O) zoning classification of the site to high-density residential zoning district (HR1), which is the same zoning district applied to the adjacent property to the north. An amendment to the approved Use Permit for the existing emergency shelter, approved in 1986 to allow for the proposed expansion which would increase the number of beds from a maximum of 55 to up to 60 beds.

The proposed amendments would not require or trigger the need to extend any roadways or infrastructure, including water or sewer service, nor would it require expansion of any of these services in a fashion that would remove a barrier to growth. The maximum development potential of the site under the propose high density land use category would be limited based on the size of the property (13,500 square feet) and development standards applied to multifamily residential projects and other uses that would be permitted in the HR1 Zoning District.

The change in land use classification for this site, from Light Industrial/Office to high-density residential would not result in new jobs or businesses that would attract substantially more people to the area, nor would it have the potential to exceed the level of population or housing foreseen in regional planning efforts or significantly change regional vehicle miles traveled. The change to HR1 Zoning District would likely reduce the potential number of new jobs that could be created on the site, as compared to that that would be permitted under the existing light industrial/office designation.

Based on the above, impacts related to the proposed amendments would be less than significant. No mitigation is required.

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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Homeward Bound Supportive Housing and Emergency Shelter

If the requested amendments described above are approved, the applicant would seek a “by-right” approval for construction of a new building that would contain 32 supportive housing units and a new 60-bed emergency shelter to replace the existing 55-bed shelter.

Operation of the new emergency shelter would not change substantially from the existing operations; therefore no substantial change in population is expected with construction of the replacement emergency shelter. The proposed 32 supportive housing units would introduce up to 32 permanent residents to the project site as well as support services and visitors. However, this number of residents would not result in a change in population that would exceed the levels foreseen in regional planning efforts.

Construction of the new building that would house the replacement shelter and supportive housing does not require or propose the extension of any roadways or infrastructure such as water or sewer service, nor significantly expand any of those services in a fashion that would remove a barrier to growth. Further, the project would not exceed the level of population or housing foreseen in regional planning efforts or significantly change regional vehicle miles traveled. No new jobs or businesses that would attract substantially more people to the project area are anticipated. Therefore, potential impacts are less than significant. No mitigation is required.

(Sources: 1, 2, 3, 4, 5, 12)

b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Discussion:

Less Than Significant Impact. The proposed project would require the demolition of the existing building; therefore, the project site would not be available for use as an emergency shelter is vacated prior to demolition of the existing building and until the new building is ready for occupancy. The demand for emergency shelter during this time would largely depend on the time of year it takes place, and would likely be higher during the winter months when weather can be a factor for the homeless population. During this time, the Project Sponsor would coordinate with other non-profits in Marin County to provide emergency shelter for adults. These impacts would be temporary and would not necessitate the construction of replacement housing elsewhere. Therefore impacts would be less than significant. No mitigation is required.

(Sources: 1, 2, 3, 4)

XV. 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:

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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a. Fire protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact. The proposed project is considered an urban infill development on a small 13,500 square foot lot. The existing emergency shelter building on the property is currently served by the San Rafael Fire Department Station #54 located approximately 0.8 miles to the southeast at 46 Castro Avenue, south of Bellam Boulevard.

The General Plan land use designation for the project site is currently Light Industrial/Office (LI/O), which permits a variety of uses, including motor vehicle service, contractor uses and yards; light manufacturing; distribution; warehousing and storage, incidental employee-serving retail/service; and office.

General Plan, Zoning, and Use Permit Amendments

The project would require amendments to the City’s General Plan land use map and Zoning Map, and an amendment to the Use Permit approved for the existing emergency shelter, to allow the construction of a new building that would contain a 60-bed replacement shelter that would replace the existing 55-bed shelter, and 32 permanent supportive housing units.

The project proposes to amend the General Plan land use category of the project site from Light Industrial/Office (LI/O) to High-Density Residential (HDR). The proposed amendment would allow for a different mix of land uses; specifically, residential uses at 15-32 dwelling units per acre, which is typical of apartment densities. The project includes a Zoning Map Amendment to modify the existing Canal Core Industrial/Office (CCI/O) zoning classification of the site to high-density residential zoning district (HR1), which is the same zoning district applied to the adjacent property to the north. An amendment to the approved Use Permit for the existing emergency shelter approved in 1986 to allow for the proposed expansion, which would increase the number of beds from a maximum of 55 to up to 60 beds.

Given the relatively small size of the site and its maximum development potential under the proposed HR1 District, the proposed amendments would not result in new development of a scale that would require new or physically altered government facilities, nor would it impact the quality of service, response times or other performance objectives for any of the public services. For these reasons, impacts associated with the proposed amendments would be less than significant. No mitigation is required.

Homeward Bound Supportive Housing and Emergency Shelter

If the requested amendments described above are approved, the applicant would seek a “by-right” approval for construction of a new building that would contain 32 supportive housing units and a new 60-bed emergency shelter to replace the existing 55-bed shelter.

Operation of the new emergency shelter would not change substantially from the existing operations; as a result, no change in the quality of service, response times or other performance objectives for any of the public services is expected with the replacement emergency shelter. The proposed 32 supportive housing units would introduce up to 32 permanent residents to the project site as well as support services and visitors. However, this number of residents would not result in a change in population that would require new or physically altered fire department facilities, nor would it impact the quality of service, response times or other performance objectives for any of the public services. The San Rafael Fire Department has reviewed the proposed project and did not comment on a need for additional services.

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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For the reasons above, impacts associated with the proposed project would be less than significant. No mitigation is required.

(Sources: 1, 2, 3, 4, 12, 28)

b. Police protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion:

No Impact. The San Rafael Police Department currently provides police protection to the property. The SRPD reviewed the proposed project and did not provide any comments regarding increased calls or additional services. There would be no impact.

(Sources: 1, 2, 3, 4, 12)

c. Schools?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact. The project site is located in the Canal neighborhood and is served by the San Rafael Unified School District for elementary school (Bahia Vista Elementary School), high schools (San Rafael High and Terra Linda High) and middle school (Davidson Middle School).

General Plan, Zoning, and Use Permit Amendments

The project would require amendments to the City’s General Plan land use map and Zoning Map, and an amendment to the Use Permit approved for the existing emergency shelter, to allow the construction of a new building that would contain a 60-bed replacement shelter that would replace the existing 55-bed shelter, and 32 permanent supportive housing units.

The project proposes to amend the General Plan land use category of the project site from Light Industrial/Office (LI/O) to High-Density Residential (HDR). The proposed amendment would allow for a different mix of land uses; specifically, residential uses at 15-32 dwelling units per acre, which is typical of apartment densities. The project includes a Zoning Map Amendment to modify the existing Canal Core Industrial/Office (CCI/O) zoning classification of the site to high-density residential zoning district (HR1), which is the same zoning district applied to the adjacent property to the north. An amendment to the approved Use Permit for the existing emergency shelter, approved in 1986 to allow for the proposed expansion which would increase the number of beds from a maximum of 55 to up to 60 beds.

If the property was developed as multi-family housing under the proposed HR1 District, residents may include school-aged children. Mitigation for impacts on schools is governed by Government Code Section 65995(h), which states that the payment or satisfaction of a fee, charge, or other requirement levied or imposed pursuant to Section 17620 of the Education Code is deemed to be full and complete mitigation of the impacts for the planning, use, development, or the provision of adequate school facilities. Likewise, Section 65996(b) states that the provisions of the Government Code provide full and complete school facilities mitigation. The City collects school impact fees prior to the issuance of building permits. As such, potential impacts are considered less than significant. No mitigation is required.

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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Homeward Bound Supportive Housing and Emergency Shelter

If the requested amendments described above are approved, the applicant would seek a “by-right” approval for construction of a new building that would contain 32 supportive housing units and a new 60-bed emergency shelter to replace the existing 55-bed shelter.

As with the existing emergency shelter, the new emergency shelter would be for adult men and women only. The project sponsor, Homeward Bound of Marin, operates shelters for families with children at other locations in Marin County.

The proposed 32 supportive housing units would also be intended for adult men and women. Therefore, it is not anticipated that any school-age children would live on the project site. As noted above, payment or satisfaction of a fee, charge, or other requirement levied or imposed pursuant to Section 17620 of the Education Code is deemed to be full and complete mitigation of the impacts for the planning, use, development, or the provision of adequate school facilities.

For the reasons above, impacts associated with the proposed project would be less than significant. No mitigation is required.

(Sources: 1, 2, 3, 4, 12)

d. Parks?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact. Within the City of San Rafael corporate limits, there are a total of 25 parks and three community centers. Existing San Rafael City parks and recreation facilities within close proximity to the project site in East San Rafael include Beach Park along the San Rafael Creek channel to the west, Pickleweed Park and the Canal Community Garden to the east, and the Jean & John Starkweather Shoreline Park to the south.

General Plan, Zoning, and Use Permit Amendments

The project proposes to amend the General Plan land use category of the project site from Light Industrial/Office (LI/O) to High-Density Residential (HDR). The project also includes a Zoning Map Amendment to modify the existing Canal Core Industrial/Office (CCI/O) zoning classification to high-density residential zoning district (HR1), which is the same zoning district applied to the adjacent property to the north. If the property was developed as multi-family housing under the proposed HR1 District, it could result in an increased demand for public services such as parks. However, given the relatively small size of the site and its maximum development potential under the proposed HR1 District, demand for access to existing parks in the area is not expected to substantially increase over existing use patterns and would not result in substantial adverse physical impacts. Pursuant to HR-1 development standards, the for-sale residential development would be required to provide 100 square feet of usable open space/unit in the form of park land dedication or an in-lieu fee in accordance with San Rafael Municipal Code Chapter 15.09. Therefore, any increased demand for parks is considered less than significant.

Homeward Bound Supportive Housing and Emergency Shelter

If the requested amendments described above are approved, the applicant would seek a “by-right” approval for construction of a new building that would contain 32 supportive housing units and a new 60-bed emergency shelter to replace the existing 55-bed shelter. Shared common areas including terraces, interior

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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lounge, and communal kitchen and dining areas are included in the plan for the supportive housing unit. As part of project approvals, the project would be required to comply with all City of San Rafael fees required for permit issuance. For these reasons, the impact would be considered less than significant, and no mitigation is required.

(Sources: 1, 2, 3, 4, 12)

e. *Other public facilities?*

Discussion:

Less Than Significant Impact. Although the project would be introducing 32 new single occupancy, supportive housing units, demand for new public facilities is not anticipated. Access and demand for existing public facilities in this area would not substantially increase over existing use patterns. Therefore, no substantial adverse physical impacts would result. For these reasons, the impact would be considered less than significant. No mitigation is required.

(Sources: 1, 2, 3, 4, 12)

XVI. RECREATION

a. *Would the project 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:

Less Than Significant Impact. See Response XIV(d) above. the proposed project's impact on existing neighborhood and regional parks would be less than significant. Further, the proposed project would not result in an increase in the use of recreational facilities such that physical deterioration would occur or be accelerated.

General Plan, Zoning, and Use Permit Amendments

The project proposes to amend the General Plan land use category of the project site from Light Industrial/Office (LI/O) to High-Density Residential (HDR). The project also includes a Zoning Map Amendment to modify the existing Canal Core Industrial/Office (CCI/O) zoning classification to high-density residential zoning district (HR1), which is the same zoning district applied to the adjacent property to the north. If the property was developed as multi-family housing under the proposed HR1 District, it could result in an increased demand for public services such as parks. However, given the relatively small size of the site and its maximum development potential under the proposed HR1 District, demand for access to existing parks in the area is not expected to substantially increase over existing use patterns and would not result in substantial adverse physical impacts. Pursuant to HR-1 development standards, for-sale residential development would be required to provide 100 square feet of usable open space/unit in the form of park land dedication or an in-lieu fee in accordance with San Rafael Municipal Code Chapter 15.09. Therefore, the impact of the proposed project upon existing parks and recreation facilities would be less than significant. No mitigation is required.

(Sources: 1, 2, 3, 4, 12)

b. *Does the project include recreational facilities or require the construction or expansion of recreational*

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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facilities, which might have an adverse physical effect on the environment?

Discussion:

Less Than Significant Impact. See Response XV(d) and XVI(a) above. Shared common areas including terraces, interior lounge, and communal kitchen and dining areas are included in the plan for the supportive housing unit. As part of project approvals, the project would be required to comply with all City of San Rafael fees required for permit issuance. For these reasons, the impact would be considered less than significant, and no mitigation is required. Moreover, in addition to the may park areas with in the town, San Rafael has ample open space, such a China Camp State Park, which feature numerou s hiking trails. Development of the site would be consistent with the development density contemplated and analyzed in the 2020 General Plan, and thus would not result in new impacts not previously identified. Therefore, the proposed project wou ld not require additional demand for recreation facilities and the impact would be considered less than significant. No mitigation is required.

(Sources: 1, 2, 3, 4, 12)

XVII. TRANSPORTATION

Would the project:

- a. *Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle and pedestrian facilities?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

General Plan, Zoning, and Use Permit Amendments

The project proposes to amend the General Plan land use category of the project site from Light Industrial/Office (LI/O) to High-Density Residential (HDR). The project also includes a Zoning Map Amendment to modify the existing Canal Core Industrial/Office (CCI/O) zoning classification to high-density residential zoning district (HR1), which is the same zoning district applied to the adjacent property to the north. If the property was developed as multi-family housing under the proposed HR1 District, it would be evaluated by the Department of Public Works for compliance with the City’s development standards for transportation improvements. Therefore, impacts would be less than significant. No mitigation is required.

Homeward Bound Supportive Housing and Emergency Shelter

Construction Period

Based on the Geotechnical Investigation for the project, prepared by Miller Pacific Engineering Group, Site grading and the amount of off-haul would be minimal. Site preparation can be performed with typical construction equipment, such as medium-size dozers and excavators. Therefore, impacts associated with construction-generated traffic would be less than significant.

Operational Period

If the requested amendments described above are approved, the applicant would seek a “by-right” approval for construction of a new building that would contain 32 supportive housing units and a new 60-bed emergency shelter to replace the existing 55-bed shelter. Residents would not have cars and Marin Transit stops are within walking distance on Medway Road, a few blocks south of the project site. Existing public sidewalks along the Harbor and Mill street frontages would be maintained. Bike racks for 20 bicycles would

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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be located in the enclosed garage. The 18 parking spaces would be for staff, service providers, visitors and volunteers. The Department of Public Works has estimated that the proposed project would generate six trips during the AM peak period and up to nine trips during the PM peak period, and determined that no further traffic analysis was necessary. Therefore, impacts would be less than significant. No mitigation is required. It is noted that 100% affordable housing projects are exempt from citywide traffic mitigation fees typically applied to new development.

(Sources: 1, 2, 3, 4, 5, 12)

- b. *Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?*

Discussion:

Less Than Significant Impact. CEQA Guidelines Section 15064.3, Subdivision (b) contains guidelines for analyzing potential impacts using Vehicle Miles Travelled (VMT) as a threshold of significance. These guidelines will go into effect in the City of San Rafael by July 1, 2020. In the interim, the City of San Rafael's significance criteria related to level of service for traffic performance will continue to be applied. As discussed in Section XVII (a) above, the Department of Public Works has estimated that the proposed project would generate six (6) trips during the AM peak period and up to nine (9) trips during the PM peak period, and determined that no further traffic analysis was necessary. Therefore, impacts would be less than significant. No mitigation is required.

(Sources: 1, 2, 3, 4, 5, 12)

- c. *Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

Discussion:

Less Than Significant Impact. The project site is located at the corner of the Mill and Harbor Streets within the Canal neighborhood in East San Rafael. Auto access would be from a driveway on Mill Street into an enclosed parking area that would be controlled by an automatic overhead steel gate. The auto gate would be set back more than from Mill Street; given the low volume of autos entering and exiting the gated parking area, the stacking distance provided would be acceptable. No changes to the adjacent public streets are proposed. Furthermore, project improvements would be required to comply with San Rafael design guidelines. To maintain clear sight lines, any landscaping or signs must be designed to ensure that adequate sight lines would be maintained. Conditions of approval would be included to ensure specific project design features comply with City of San Rafael Department of Public Works (DPW) requirements. Therefore, the impact is considered less than significant. No mitigation is required.

(Sources: 1, 2, 3, 4, 5, 12)

- d. *Result in inadequate emergency access?*

Discussion:

Less Than Significant Impact. Access and circulation patterns would remain largely unchanged with development of the new building. Proposed ingress and egress, including required fire access, and fire lanes, have been reviewed by City departments, including the San Rafael Fire Department. It has been determined that the proposed project would have adequate emergency access with the provision of Knox Box for the

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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automatic entry gate to parking garage. The impact is considered less than significant. No mitigation is required.

(Sources: 1, 2, 3, 4, 5, 12)

XVIII. TRIBAL CULTURAL RESOURCES

a. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*

	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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i. *Listed or eligible for listing in the California Register of Historical Resources, or in the local register of historical resources as defined in Public Resources Code Section 5020.1(k), or*

ii. *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?*

	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact with Mitigation Incorporated. See Responses V(a), (b) and (c) above. Pursuant to AB 52, the scope of the evaluation at the project level should include consultation with Native American representatives identified by the NAHC for areas outside of reservations, and with Tribal representatives of federally recognized Tribes where projects are located near or within lands associated with federally recognized Tribes. The consultation should be undertaken and be consistent with most recent guidance provided by the Office of Planning and Research. The purpose of the consultation is to identify Tribal cultural resources and ensure that such resources are taken into consideration in the planning process. In addition, because the proposed project includes a General Plan Amendment, consultation is also required under SB 18, which requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to cultural places when creating or amending General Plans, Specific Plans and Community Plans.

The NAHC was contacted by formal letter on April 29, 2019. Project Letters and associated maps were sent to individuals listed by the NAHC including Buffy McQuillen, Federated Indians of Graton Rancheria's

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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(FIGR) Tribal Heritage Preservation Officer (THPO). The FIGR was contacted by formal consult letter from the City of San Rafael on April 29, 2019. In the response dated May 22, 2019, the FIGR acknowledged receipt of the letter; however, no consultation was requested at that time and no subsequent request for consultation was made by FIGR.

Although construction of the proposed project would have no impact on known tribal cultural resources, there is a possibility that previously unidentified resources and subsurface deposits are present within the Project area. If present, excavation, grading, and movement of heavy construction vehicles and equipment could expose, disturb or damage any such previously unrecorded tribal cultural resources. Because the possibility of encountering archaeological resources and tribal cultural resources during construction cannot be completely discounted, the impact related to the potential disturbance or damage of previously undiscovered archaeological resources, if present, could be significant.

As the proposed project could have the potential to encounter unknown tribal cultural resources during ground-disturbance activities, implementation of the following mitigation measures is required:

Mitigation Measure TRIBAL-1: Implementation of the unanticipated discovery measures outlined in Section V(b) and (d) above, address the potential discovery of previously unknown resources within the project area. If significant tribal cultural resources are identified onsite, all work would stop immediately within 50 feet of the resource(s) and the project applicant would comply with all relevant State and City policies and procedures prescribed under PRC Section 21074.

Therefore, implementation of the above mitigation measure as well as implementation of Mitigation Measure CULT-1 and Mitigation Measure CULT-2 would reduce the potential impact to less than significant levels. No further mitigation is required.

(Sources: 1, 2, 3, 4, 10, 13, 14, 24, 25)

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- a. *Require or result in the relocation or construction of new or expanded water, wastewater treatment facilities or storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact. The project site is within the Canal neighborhood in East San Rafael, which is served by the San Rafael Sanitation District (SRSD), which provides sanitary sewer service to the East San Rafael area. The SRSD would continue to provide service to the project site, although the proposal would result in an increase in intensity of development over existing uses. The SRSD has reviewed the project, provided comments and will require that all sanitary sewer related work be performed in accordance with SRSD Standards, including connections to existing sewer pipes in the Mill Street and Harbor Street right-of-way, and that all sewer connection fees be paid prior to submittal of a building permit. As such, the proposed project would not conflict with the existing capacity of

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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wastewater delivery to SRSD or the ability of the wastewater treatment facility to treat the additional wastewater generated by the project. For these reasons, the impact is considered less than significant, and no mitigation is required. **(Sources: 1, 2, 3, 4, 12, 20)**

b. *Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact. See discussion in Section XIX(a), above. Local water service is currently provided to the project site by Marin Municipal Water District (MMWD) for the existing emergency shelter. MMWD stated that providing water service to the new residential development building would not impair the District's ability to continue service to the property. However, MMWD has determined that the property's current annual water entitlement may be insufficient for the new uses and the purchase of additional water entitlement may be required, as well as compliance with all indoor and outdoor requirements of District Code Title 13 for water conservation. For these reasons, the impact is considered less than significant and no mitigation is required.

(Sources: 1, 2, 3, 4, 12, 20)

c. *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?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact. See discussion in Section XIX(a) and (b), above. The SRSD would provide wastewater services to the proposed project and has adequate facilities to accommodate the proposed use at the project site. Wastewater generation and impacts on the SRSD have been addressed in the San Rafael General Plan. The continuation of existing service to the project site would not result in impacts to the SRSD facilities. As discussed in Section XIX(a) above, there is adequate capacity in the SRSD wastewater facility to service the project. The SRSD has reviewed the project and provided comments, indicating that the proposed project is required to submit fees for additional new plumbing fixtures as required. Thus, no additional impacts to wastewater treatment capacity would result from the proposed project and impacts would be considered less than significant. No mitigation is required.

(Sources: 1, 2, 3, 4, 12)

d. *Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact. Solid waste collected within the City of San Rafael is disposed of at the Redwood Landfill. The Redwood Landfill is a fully permitted Class III disposal site located approximately 15 miles north of the project site (3.5 miles north of the City of Novato), and is used for more than 95 percent of Marin County's solid waste disposal, including solid waste from the City of San Rafael. The Redwood Landfill site consists of 420 acres of which 222.5 acres are dedicated to waste

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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disposal and the balance supports composting, recycling, and operations facilities as well as open space and a freshwater lagoon. The Redwood Landfill has a permitted capacity of 19,100,000 cubic yards. 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. Redwood Landfill is permitted to accept 2,310 tons of material daily. The new building and proposed use of the subject property would not significantly change the amount of solid waste generated within the City because the development would not significantly change the number of people working and living within the City. Furthermore, waste generated by the project would represent a small percentage of the remaining capacity at Redwood Landfill and the population increase planned in the City's General Plan population counts and would not significantly alter the amount of waste generated within the City.

The change in General Plan and zoning designation from light industrial to high density residential land use designation would not result in a substantial increase in waste generated on the site. Therefore, potential impacts are considered less than significant, and no mitigation is required.

(Sources: 1, 2, 3, 4, 12, 22)

Significant Impact	Less-than- Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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e. *Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact. See discussion in Section XIX(d), above. Solid waste disposal services for the project site would be handled by Marin Sanitary Service and the Redwood Landfill. Both entities are subject to the California Integrated Waste Management Act to meet state waste diversion goals. Both entities offer recycling services to minimize the solid waste that is deposited in the landfill. Marin Sanitary Service offers curbside recycling and green waste composting. The Redwood Landfill recycles approximately 50 percent of the materials brought to the landfill site. The proposed project would be served by these entities and the existing recycling and waste reduction programs which comply with the California Integrated Waste Management Act.

The Marin Hazardous and Solid Waste Joint Powers Authority (JPA) provides hazardous waste collection, recycling, and disposal information to ensure compliance with state recycling mandates. The Marin County Department of Public Works/Waste Management administers the JPA. The JPA comprises the cities and towns of Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito, Tiburon, and the County of Marin. The JPA's purpose is to ensure Marin's compliance with the California Integrated Waste Management Act and its waste reduction mandates. The project would comply with the JPA through the recycling and waste reduction services provided by Marin Sanitary Service and the Redwood Landfill. Therefore, potential impacts are considered less than significant. No mitigation is required.

(Sources: 1, 2, 3, 4, 12, 22)

Significant Impact	Less-Than- Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
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XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- a. *Substantially impair an adopted emergency response plan or emergency evacuation plan?*

Discussion:

Less Than Significant Impact. As discussed in Section IX, Hazards and Hazardous Materials, above, the project site is located in an urbanized area and not in or near a state responsibility area or on or near lands classified as very high fire severity zones. The proposed project has been reviewed by City of San Rafael departments, including the San Rafael Fire Department, and would comply with all Fire Department requirements related to emergency access. The new development would be required to comply with typical building standards for new construction. Therefore, the impact is less than significant. No mitigation is required.

(Sources: 1, 2, 3, 4, 12, 28, 29)

- b. *Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

Discussion:

Less Than Significant Impact. As discussed in Section IX above, Hazards and Hazardous Materials, above, the project site is located in an urbanized area and not in or near a state responsibility area or on or near lands classified as very high fire severity zones. The project site is generally flat and will be redeveloped pursuant to City of San Rafael development standards for new construction, including installation of fire sprinklers and fire retardant building materials. Therefore, the impact is considered less than significant. No mitigation is required.

(Sources: 1, 2, 3, 4, 12, 28, 29)

- c. *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

Discussion:

Less Than Significant Impact. As discussed in Section IX above, Hazards and Hazardous Materials, above, the project site is located in an urbanized area and not in or near a state responsibility area or on or near lands classified as very high fire severity zones. The project site is generally flat and will be redeveloped pursuant to City of San Rafael development standards for new construction, including

Significant Impact	Less-Than- Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
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installation of fire sprinklers and fire retardant building materials. Therefore, the impact is considered less than significant. No mitigation is required.

(Sources: 1,2, 3, 4, 12, 28, 29)

	Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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d. *Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact. As discussed in this Initial Study, the proposed project would be required to meet development standards for new residential development, including site drainage, egress/ingress, fire suppression, and water service. The proposed project has been reviewed by City departments as well as any service agency needed for project improvements and services. As the project site is considered an infill development and not located within a wildland urban interface zone, the impact is considered less than significant. No mitigation is required.

(Sources: 1, 2, 3, 6, 28, 29)

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

a. *Does the project have the potential to substantially 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, substantially 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?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact. The proposed project, with implementation of the mitigation measures identified above, would not 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 populations 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. As discussed above, the proposed project would be located on areas of existing disturbance or development. Where potential impacts to wildlife or plant communities would occur, proposed mitigation measures in Section V. Cultural Resources would ensure that they would be reduced to less than significant levels. For these reasons, the impact would be considered less than significant.

(Sources: 1-29)

Significant Impact	Less-Than- Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
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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)?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact. As summarized throughout this Initial Study, the project would have minor potential environmental impacts which can be mitigated to less than significant levels. Potential cumulative impacts would be limited due to the small scale of the development and site improvements. The proposed project would be considered "in-fill" development and would not result in any impacts that are cumulatively considerable. For these reasons, the impact would be considered less than significant.

(Sources: 1-29)

c. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Less Than Significant Impact. As summarized throughout this Initial Study, the project would not result in substantial environmental effects on human beings. Mitigation measures are identified in this Initial Study to reduce potentially significant impacts related to geology and soils that would reduce potential impacts to human beings. The proposed project would be considered "in-fill" development and would not have a substantial development impact either directly or indirectly on human beings. For these reasons, the impact on human beings would be considered less than significant.

(Sources: 1-29)

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 2016.
2. City of San Rafael Zoning Ordinance, adopted September 1992; as amended May 1996.
3. Marin County GIS; Marin Map; www.marinmap.org, accessed November 2019.
4. Application Packet submitted by Paul Fordham, Homeward Bound of Marin, including site plan, architectural plans, landscape plans, civil plans, and additional materials and exhibits.
5. Memorandum from Associate Civil Engineer Josh Minshall, City of San Rafael Public Works Department, May 28, 2019.
6. Geotechnical Investigation, Miller Pacific Engineering Group, January 8, 2018.
7. Preliminary Drainage Plan for 190 Mill Street, Oberkamper & Associates Civil Engineers, May 3, 2019.
8. Environmental Noise and Vibration Assessment Report, Illingworth & Rodkin, November 2018.
9. Greenhouse Gas Assessment for Homeward Bound of Marin Mill Street Center, Illingworth & Rodkin, August 22, 2019.
10. Letter from State of California Native American Heritage Commission re Native American Consultation, May 15, 2019.
11. Site Inspections conducted October 17, 2019 and November 1, 2019, December 2, 2019.
12. Inter-departmental and Agency Memoranda: 1) Public Works Department, May 28, 2019; 2) Fire Prevention, May 3, 2019; 3) San Rafael Sanitation District, May 17, 2019; 4) Marin Municipal Water District; comment letter, Joseph Eischens, May 10, 2019.
13. Formal Notice Inviting Tribal Consultation on 190 Mill Street, San Rafael, CA, City of San Rafael Planning Division, April 2019.
14. Email Correspondence from Federated Indians of Graton Rancheria, Buffy McQuillen, THPO/NAGPRA to Alicia Giudice, May 22, 2019.
15. City of San Rafael Greenhouse Gas Reduction Strategy Compliance Checklist.
16. CEQA Air Quality Guidelines, Bay Area Air Quality Management District, 2017.

17. Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM). Community Panel No. 06041CO459F, effective March 16, 2016.
18. Association of Bay Area Governments, Alquist-Priolo Earthquake Fault Zoning and Hazard Maps.
19. MMWD 2015 Urban Water Management Plan.
20. California Drought Portal, www.drought.ca.gov, accessed August 2019.
21. BAAQMD website: <http://www.baaqmd.gov/>
22. Redwood Landfill website: <http://www.redwoodlandfill.wm.com>
23. MCSTOPP: <https://www.marincounty.org/depts/pw/divisions/creeks-bay-and-flood/mcstoppp>
24. City of San Rafael Historical/Architectural Survey, 1986
25. Archaeology Sensitivity Map, adopted October 2001 and PastFinder Archaeological Database, Archaeological Sensitivity Report, generated May 1, 2019.
26. CCAP 2030 + GHG Emissions Reduction Strategy Update; 2019
27. Phase I Environmental Site Assessment, Mill Street Center-190 Mill Street, Transaction Management Corporation, Inc, December 24, 2019.
28. City of San Rafael Local Hazard Mitigation Plan, 2018.
29. City of San Rafael Wildfire Prevention and Protection Action Plan, 2019.

PROJECT SPONSOR’S INCORPORATION OF MITIGATION MEASURES

As the project sponsor or the authorized agent of the project sponsor, I, _____, undersigned, have reviewed the Initial Study for the *Homeward Bound of Marin Supportive Housing and Emergency Shelter Project* and have particularly reviewed all mitigation measures and monitoring programs identified herein. I accept the findings of the Initial Study and mitigation measures and hereby agree to modify the proposed project applications now on file with the City of San Rafael to include and incorporate all mitigation measures and monitoring programs set out in this Initial Study.

Property Owner (authorized agent)

Date

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; however, the aforementioned mitigation measures to be performed by the property owner (authorized agent) will reduce the potential environmental impacts to a point where no significant effects on the environment will occur. A Mitigated Negative Declaration will be prepared.

Signature

Date

Printed Name

Title

REPORT AUTHORS AND CONSULTANTS

Jayni Allsep, Contract Planner
City of San Rafael
Community Development Department