



City of San Rafael General Plan 2040 and Downtown Precise Plan Draft EIR

Planning Commission Meeting

March 9, 2021

Agenda

1. Introductions

- City staff and consultants
- Purpose of meeting

2. Brief Project Overview

3. Draft EIR

- CEQA overview
- Environmental Impact conclusions

4. Receive Comments

Introductions

PlaceWorks Staff

- Steve Noack, Principal-in-Charge
- Torina Wilson, Project Manager

Subconsultants


- Fehr & Peers
- Tom Origer & Associates
- Environmental Collaborative


Precise Plan Team Participants

- Garavaglia Associates
- Opticos Design

Project Overview


General Plan 2040



 **San Rafael
General Plan 2040**

DRAFT for Public Review

October 2020

 **SAN RAFAEL**
THE CITY WITH A MISSION

Downtown Precise Plan

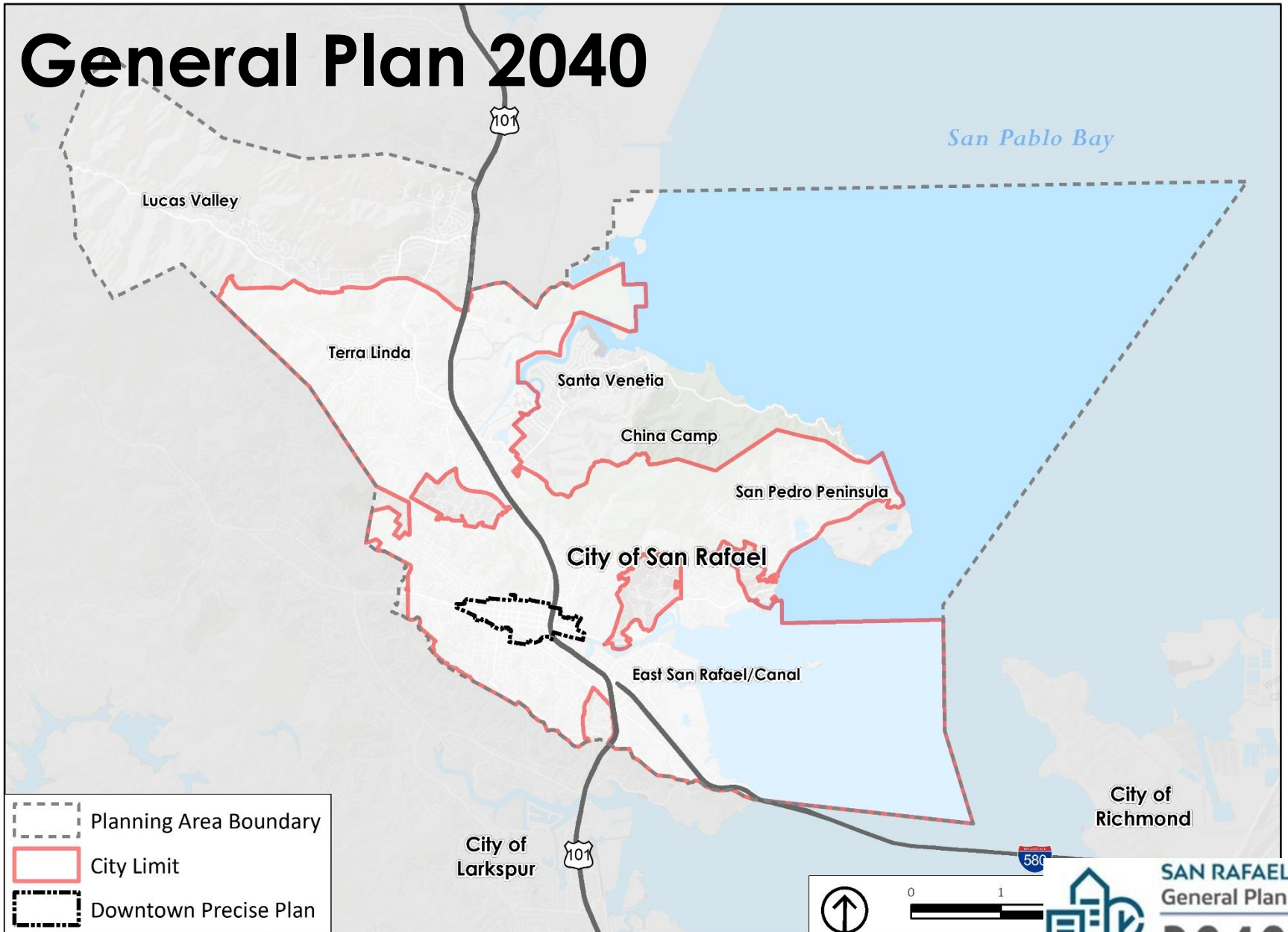
Downtown San Rafael
Precise Plan

City of
San Rafael, CA
Public Review Draft
December 2020



 **OPTICOS**

General Plan 2040



Source: ESRI, 2017; City of San Rafael, 2019; PlaceWorks, 2019.



SAN RAFAEL
General Plan
2040

Role of the Planning Commission

- Review Draft EIR and proposed project
- Hold a public hearing
- Receive and provide comments on the Draft EIR
- At a subsequent meeting, the Commission will consider recommendations to the Council:
 - Certification of the Final EIR
 - Adoption of the proposed project

Purpose of Meeting

Receive comments from members of the public, organizations, and interested public agencies on the content in the Draft Environmental Impact Report (EIR).



CEQA Overview

- The California Environmental Quality Act (CEQA) is the State's primary environmental protection law.
- An informational document:
 - Discloses the potential environmental impacts of projects that have a *physical effect* on the environment;
 - Identifies mitigation measures;
 - Describes feasible alternatives to the proposed project.
- CEQA does not dictate project approval or denial.

Program-Level EIR

- Program-level environmental review documents are appropriate when a project consists of a series of actions related to the issuance of rules, regulations, and other planning criteria (CEQA Guidelines Section 15168).
- Does not evaluate impacts of future construction-level projects that are consistent with the General Plan
- Does allow the subsequent project-level environmental review for future development to tier off the Program EIR
- Streamlines future environmental review procedures

EIR Process



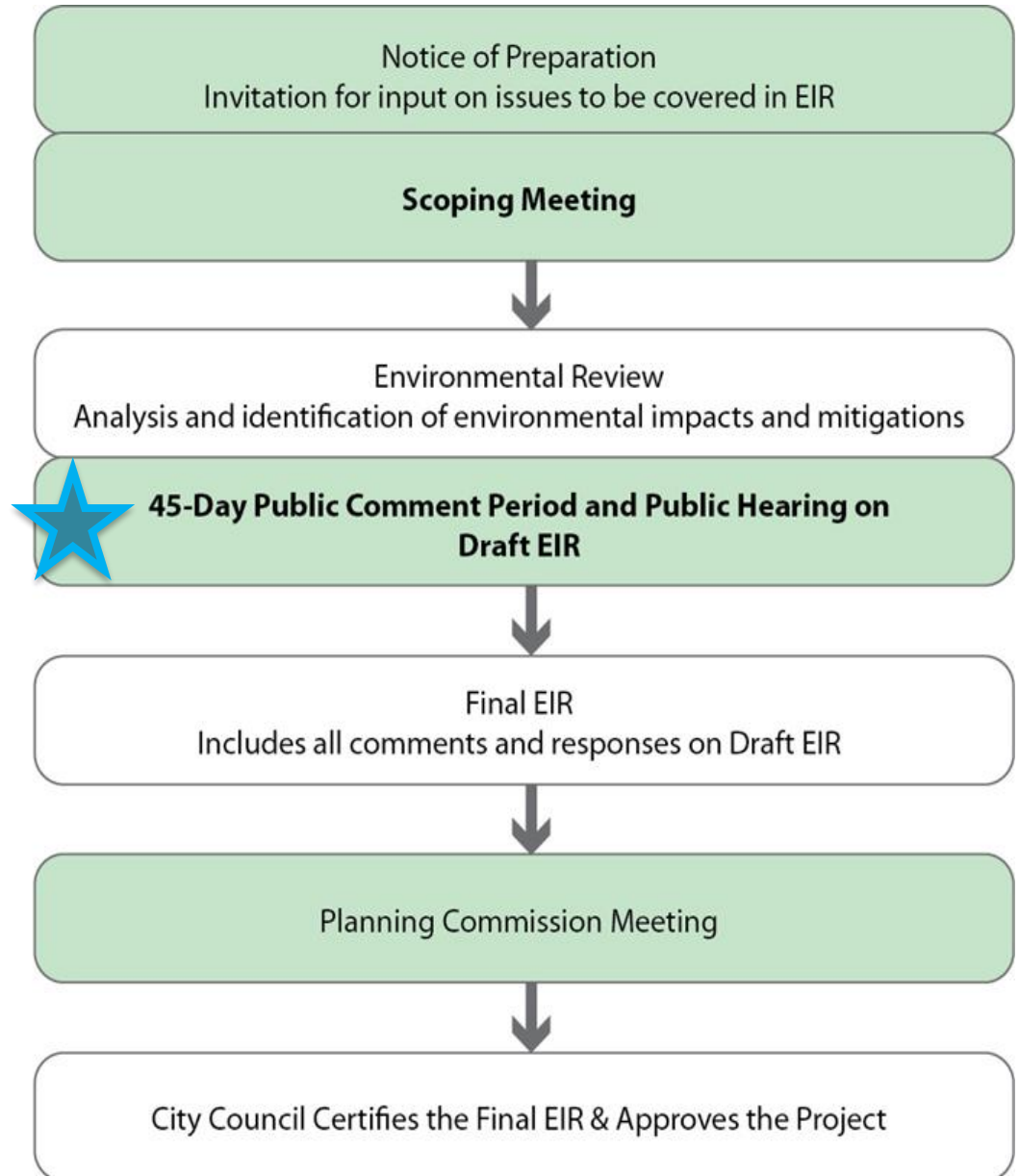
= Current phase



= Opportunities for Public Input

Public Comment Period

January 7, 2021 to
March 9, 2021



Project Buildout (2020-2040 growth)

Category	Downtown Precise Plan	Remainder of EIR Study Area	Total Buildout
Households	2,100	2,150	4,250
Residential Units	2,200	2,260	4,460
Total Population	3,570	5,340	8,910
Employees	2,020	2,095	4,115

Environmental Topics Evaluated in the EIR

- Aesthetics
- Agriculture & Forestry Resources
- Air Quality
- Biological Resources
- Cultural & Tribal Cultural Resources
- Energy
- Geology & Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Population & Housing
- Public Services
- Parks & Recreation
- Transportation
- Utilities & Service Systems
- Wildfire

Addressing Environmental Impacts

- Where significant environmental impacts are identified, CEQA requires the impact be:
 - avoided
 - minimized
 - rectified
 - reduced or eliminated
 - compensated
- CEQA permits the General Plan to incorporate mitigation measures as goals, policies, and actions that are designed to protect, preserve and enhance environmental resources

Less than Significant with Mitigation Measures

- Air Quality
- Biological Resources
- Cultural & Tribal Cultural Resources
- Geology & Soils
- Hazards & Hazardous Materials
- Noise and Vibration

Significant and Unavoidable

- Air Quality
- Cultural & Tribal Cultural Resources
- Greenhouse Gas Emissions
- Transportation

Statement of Overriding Considerations

- The City may approve the project with the known significant and unavoidable impacts by issuing a “Statement of Overriding Considerations” that identifies how the benefits of the project outweigh the potential adverse environmental effects.
- The “Statement of Overriding Considerations” must be included in the record of project approval.

Air Quality

New General Plan programs related to Air Quality would require:

- Evaluation of construction and operation emissions for projects that exceed screening criteria to require project-specific mitigation.
- Require the preparation of a construction Health Risk Assessment for projects resulting in construction within 1,000 feet of existing sensitive receptors.
- Require a diesel truck Health Risk Assessment for select potential industrial, warehousing, or commercial land uses.

Biological Resources

New/modified General Plan programs related to Biological Resources would require:

- Biological surveys for special status species in more riparian habitats.
- Avoidance of nesting birds.
- Expanded biological surveys for sensitive natural communities and regulated waters.
- Biological surveys for wildlife movement corridors.
- Consideration of bird collision risk (including bird safe design).

Cultural and Tribal Cultural Resources

New/modified General Plan programs related to Cultural and Tribal Cultural Resources would require:

- Modifications to the Historic Preservation Ordinance.
- Updating of the Archaeological Resources Ordinance.
- Treatment of human remains in accordance with required California Health and Safety Code regulations.

Hazards and Hazardous Materials

New General Plan programs related to Hazards and Hazardous Materials would require:

- Environmental site management plans for projects proposed on sites with known hazardous materials contamination.
- Soil vapor intrusion assessments for sites with potential residual contamination in soil or groundwater.

Noise and Vibration

New/modified General Plan programs related to Noise and Vibration would require:

- Use of construction best management practices to reduce construction noise and vibration impacts to surrounding properties.
- Adoption of construction vibration-related conditions of project approval.
- Adoption of conditions of project approval related to acceptable levels of groundbourne vibration.

Transportation

New/modified General Plan programs related to Transportation would require:

- Updating the Trip Reduction Ordinance to focus on vehicle miles traveled measures.

Cumulative Impact Findings

Cumulative impacts are those which account for development under the proposed project, in addition to development in neighboring jurisdictions, that could cumulatively cause an impact on the physical environment.

The Draft EIR found that cumulatively considerable impacts could potentially occur as a result from:

- Air quality from operational activities
- Long term greenhouse gas emission reduction
- Regional vehicle miles traveled

Alternatives to the Proposed Project

Category	Proposed Project	Alternative A: No Project	Alternative B: Greater Residential Growth	Alternative C: Lower Residential Growth
Households	4,250	1,715	5,830	2,860
Residential Units	4,460	1,815	6,130	3,005
Total Population	8,910	3,415	12,500	5,825
Employees	4,115	5,745	3,915	4,240

Environmentally Superior Alternative

- The environmentally superior alternative is the alternative to the proposed project that would be expected to generate the least number of significant impacts.
- Alternative B is the environmentally superior alternative.
 - Alternative B resulted in *reduced* environmental impacts related to air quality, energy, GHG emissions, noise (operational), and transportation;
 - Alternative B resulted in *greater* impacts to cultural resources (historic buildings) and utilities and service systems.

January 7, 2021

State Clearinghouse Number: 2019039167

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GENERAL PLAN 2040 &
DOWNTOWN PRECISE PLAN
DRAFT EIR

for the City of San Rafael



Receive Comments on the Draft EIR



Thanks for attending!

Stay connected at:

www.cityofsanrafael.org/2040