SUMMARY

S.1 Introduction

The Marin Audobon Society is proposing, in partnership with the City of San Rafael (City), the Tiscornia Marsh Habitat Restoration and Sea Level Rise Adaptation Project (Proposed Project, or Project). The Proposed Project would restore former tidal marshlands and improve the shoreline levee on a 28-acre site at the confluence of San Rafael Creek and San Rafael Bay. The Project site includes the 21-acre Tiscornia Marsh property and approximately 500 feet of shoreline levee/trail owned by the Marin Audubon Society, as well as currently diked salt marsh within Pickleweed Park, approximately 1,800 feet of shoreline levee/trail, and a portion of the former Schoen Park (now a vacant lot) owned by the City. Proposed Project activities would reconstruct the highly eroded Tiscornia Marsh, reconnect the diked marsh in Pickleweed Park to tidal inundation, and fortify the local shoreline against sea level rise.

The City is the lead agency responsible for California Environmental Quality Act (CEQA) environmental review. CEQA requires the preparation of an environmental impact report (EIR) when a project could significantly affect the physical environment. The City determined that the Proposed Project would have the potential to cause significant environmental impacts, and that preparation of an EIR was therefore required for the Project to comply with CEQA.

The City has prepared this EIR to provide the City Council, the public, and responsible and trustee agencies considering this Project with information about the potential physical effects, both beneficial and adverse, on the local and regional environment of implementing the Project. This EIR was prepared in compliance with CEQA (California Public Resources Code, Sections 21000 et seq.) and the CEQA Guidelines (California Code of Regulations Title 14, Chapter 3, Sections 15000 et seq.). This EIR describes the Project under consideration by the City. The document characterizes the Project setting, discloses the range of potential environmental impacts of the Proposed Project, and identifies mitigation measures for those impacts that would be significant. The EIR also addresses cumulative adverse impacts to which the proposed Project could make a substantial contribution. Also, as required under CEQA, it describes and evaluates potentially feasible alternatives to the Project that could avoid or reduce significant impacts while still meeting most of the Project's objectives.

S.2 Project Objectives

The goal of the Proposed Project is to enhance the ecological function of the Tiscornia Marsh property and increase flood protection for the Canal neighborhood, while maintaining the community value of the Albert J. Boro Community Center and Pickleweed Park. Specific Project objectives originating from this overarching goal include:

- Restore tidal marsh on the Project site to improve ecological function and habitat quantity, quality, and connectivity (including upland transition zones) for native marsh species and marsh-upland transition species, including special-status species.
- Protect Project site marshlands from future marsh edge erosion.
- Increase the level of flood protection for the Canal neighborhood and other nearby communities of central San Rafael.
- Create sustainable benefits that consider future environmental changes such as sea level rise and sedimentation.
- Maintain and improve public access to passive recreational and outdoor education opportunities (e.g., hiking, jogging, bird watching).

S.3 Summary of Project Description

Tiscornia Marsh would be restored to its former extent by beneficially reusing dredged material from local sources. A coarse beach would be constructed along the bayside edge of the restored marsh to resist future erosion. Tidal action would also be restored to the City-owned diked marsh at the north end of Pickleweed Park. The major components of the Project are:

- Required sequencing of in-water work in order to protect water quality, primarily requiring constructing containment of the work area prior to dredged material placement.
- Reuse of excavated material as on-site fill as much as possible, to avoid trucking material off site.
- Expected timing of receiving dredged sediment from a navigational dredging project to use as marsh material.

Altogether, the Proposed Project would reconstruct approximately 4 acres of eroded tidal marsh, preserve and protect the approximately 8 remaining acres of Tiscornia Marsh, and restore approximately 5 acres of diked marsh (City-owned area north of the Pickleweed Park playfields) by reconnecting it to tidal inundation. The Project would also construct a new approximately 600-foot levee on the south side of the existing diked marsh and improve approximately 1,100 feet of shoreline levee to achieve greater flood protection, public access, and habitat benefits.

S.4 Summary of Impacts and Mitigation Measures

Table S-1 summarizes the impacts of the Project. For each impact considered significant or potentially significant, the table lists the recommended mitigation measures. Table S-1 is intended to provide a summary of the Project's impacts and mitigation measures, which are described in detail in Chapter 3, *Environmental Setting, Impacts, and Mitigation Measures* and Appendix B, *Topics Not Requiring Detailed Environmental Analysis*; please refer to those EIR sections for a complete discussion of impacts.

TABLE S-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
Aesthetics, EIR Section 3.2			
Impact 3.2-1: The Project would not have a substantial adverse effect on a scenic vista.	LTS	No mitigation required.	LTS
Impact 3.2-2: The Project would not conflict with applicable zoning and other regulations governing scenic quality.	LTS	No mitigation required.	LTS
Impact 3.2-3: The Project would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.	LTS	No mitigation required.	LTS
Impact 3.2-4: The Project, combined with other reasonably foreseeable future projects in the Project vicinity, would not result in significant cumulative impacts related to aesthetics or visual resources.	LTS	No mitigation required.	LTS
Air Quality, EIR Section 3.3			
Impact 3.3-1: The Project would not conflict with or obstruct implementation of the applicable air quality plan.	LTS	No mitigation required.	LTS
Impact 3.3-2: The Project could result in a cumulatively considerable net increase of a criteria air pollutant for which the SFBAAB is in nonattainment under applicable federal and state ambient air quality standards.	LTSM	**Mitigation Measure 3.3-1: BAAQMD Basic Construction Measures.** The Project applicant and/or its construction contractors shall comply with the following applicable BAAQMD Basic Construction Mitigation Measures: ***BAAQMD Basic Construction Measures*** 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. 2. All haul trucks and railcars transporting soil, sand, or other loose material off-site shall be covered. 3. 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. 4. All vehicle speeds on unpaved roads shall be limited to 15 mph. 5. 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.	LTS

TABLE S-1 (CONTINUED)
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
Air Quality, EIR Section 3.3 (cont.)			
Impact 3.3-2 (cont.)		6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. 7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. 8. Post a publicly visible sign with the telephone number and person to contact at the City of San Rafael regarding dust complaints. This person shall respond and take corrective action within 48 hours. BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.	
Impact 3.3-3: The Project could expose sensitive receptors to substantial pollutant concentrations.	LTSM	**Mitigation Measure 3.3-1: *BAAQMD Basic Construction Measures.*** (See Impact 3.3-2.) **Mitigation Measure 3.3-2: *EPA Tier 4 Engines*.** The Project applicant and/or its construction contractors shall be required to use off-road diesel construction equipment compliant with EPA Tier 4 nonroad engine standards. Before construction activities begin, the construction contractor and/or the Project applicant shall prepare an equipment list that identifies each piece of off-road equipment to be operated at the Project site by its equipment identification number and demonstrates that each piece of equipment meets EPA Tier 4 nonroad engine standards. The list shall be made available at the construction site and shall be updated when new or replacement construction equipment is brought to the site.	LTS
Impact 3.3-4: The Project would not result in emissions that lead to odors affecting a substantial number of people.	LTS	No mitigation required.	LTS
Impact 3.3-5: The Project could result in cumulative emissions of air pollutants.	LTSM	**Mitigation Measure 3.3-2: EPA Tier 4 Engines.** (Refer to Impact 3.3-3).	LTS
Biological Resources, EIR Section 3.4			
Impact 3.4-1: Construction or operation of the Project could have a substantial effect on special-status birds, common nesting migratory birds, or raptors in the study area.	LTSM	**Mitigation Measure 3.4-1: General Construction-related Mitigation Measures** • A qualified biologist (4-year college degree in biology or related field and demonstrated experience with the species of concern) shall provide Worker Environmental Awareness Training (WEAT) to field management and construction personnel. Communication efforts and training shall take place during pre-construction meetings so that construction personnel are aware of their responsibilities and the importance of compliance. WEAT shall identify the types of sensitive resources located in the study area and the measures required to avoid impacts on these resources. Materials covered in the training program shall include environmental rules and regulations for the specific Project and requirements for limiting activities to the construction right-of-way and avoiding demarcated sensitive resource areas.	LTS

TABLE S-1 (CONTINUED)
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
Biological Resources, EIR Section 3.4 (cont.)			
Impact 3.4-1 (cont.)		• If new construction personnel are added to the Project, the contractor shall ensure the new personnel receive WEAT before starting work. A sign-in sheet of those contractor individuals who have received the training shall be maintained by the Project proponent. A representative shall be appointed during the WEAT to be the contact for any employee or contractor who might inadvertently kill or injure a listed species or who finds a dead, injured, or entrapped individual. • All vehicle operators shall limit speed to 15 miles per hour (mph) within the Project site. • No erosion control materials shall contain any plastic or monofilament netting. To avoid attracting predators, all food-related trash items shall be bagged and removed daily. **Mitigation Measure 3.4-2: Avoid and Minimize Impacts on California Black Rail and California Ridgway's Rail** • To minimize or avoid the loss of individual California black rail and California Ridgway's rail, construction activities, including vegetation management activities requiring heavy equipment, adjacent to the tidal marsh areas (within 500 feet [150 meters] or a distance determined in coordination with the USFWS or CDFW, shall be avoided during the breeding season from February 1 through August 31. • If areas within or adjacent to rail habitat cannot be avoided during the breeding season, protocol-level surveys shall be conducted to determine rail nesting locations. The surveys shall focus on potential habitat that could be disturbed by construction activities during the breeding season to ensure that rails are not breeding in these locations. Survey methods for rails shall follow the *Site-Specific Protocol for Monitoring Marsh Birds*, which was developed for use by USFWS and partners to improve bay-wide monitoring accuracy by standardizing surveys and increasing the ability to share data (Wood et al. 2017). Surveys are concentrated during the approximate period of peak detectability, January 15 to March 25, and are structured to efficiently sample an area in three rounds of surveys by broadcasting calls of target species during specific periods of each survey round. Call broadcasts increase the probability of detection compared to passive surveys when no call broadcasting is employed. This protocol has since been adopted by the Invasive Spartina Project (ISP) and Point Blue Conservation Science to survey California Ridgway's rails at sites throughout San Francisco Bay Estuary. The survey protocol for California Ridgway's rail is summarized below. – Previously used survey locations (points) should be used when available to maintain consistency with past survey results. Adjacent points should be at least 200 meters apart along transects in or adjacent to areas representative of the marsh. Points should be located to minimize disturbances to marsh vegetation. Up to eight points can be located on a transect.	

TABLE S-1 (CONTINUED)
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
Biological Resources, EIR Section 3.4 (cont.)			
Impact 3.4-1 (cont.)		– At each transect, three surveys (rounds) are to be conducted, with the first round of surveys initiated between January 15 and February 6, the second round performed February 7 to February 28, and the third round March 1 to March 25. Surveys should be spaced at least 1 week apart, and the period between March 25 to April 15 can be used to complete surveys delayed by logistical or weather issues. A FESA Section 10(a)(1)(A) permit is required to conduct active surveys. – Each point on a transect shall be surveyed for 10 minutes each round. A recording of calls available from the USFWS is broadcast at each point. The recording consists of 5 minutes of silence, followed by a 30-second recording of California Ridgway's rail vocalizations, followed by 30 seconds of silence, followed by a 30-second recording of California black rail, followed by 3.5 minutes of silence. • If no breeding California black rail or California Ridgway's rail are detected during surveys, or if their breeding territories can be avoided by 500 feet (150 meters), then Project activities may proceed at that location. • If protocol surveys determine that breeding California black rail and/or California Ridgway's rail are present in the project area, the following measures would apply to Project activities conducted during their breeding season (February 1- August 31): – Construction activities would not occur within 500 feet of a detected Ridgway's rail or black rail call center. – A USFWS- and CDFW-approved biologist shall be on site during construction activities occurring within 500 feet (150 meters) of any other suitable rail breeding habitat. – All other biologists that may need to access the tidal marsh outside of the active construction period or be on site during construction for activities beyond 500 feet from suitable rail breeding habitat, shall be trained in black rail and Ridgway's rail biology, identification, and vocalizations, and shall be familiar with both species of rail and their nests. – If a California black rail or California Ridgway's rail vocalizes or flushes within 10 meters, it is possible that a nest or young are nearby. If an alarmed bird or nest is detected, work shall be stopped, and workers shall leave the immediate area carefully and quickly. An alternate route shall be selected that avoids this area, and the location of the sighting shall be recorded to inform future activities in the area. – All construction crews working in the marsh during rail breeding season shall be trained and supervised by a USFWS- and CDFW-approved rail biologist.	

TABLE S-1 (CONTINUED)
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
Biological Resources, EIR Section 3.4 (cont.)			
Impact 3.4-1 (cont.)		– If any activities shall be conducted during the rail breeding season in California black rail or California Ridgway's rail-occupied marshes, biologists shall have maps or global positioning system (GPS) locations of the most current occurrences on the site. **Mitigation Measure 3.4-3: Nesting Bird Protection Measures** The City and/or its contractor(s) shall implement the following during construction of the Project: • Removal of trees and scrub vegetation shall occur outside the bird nesting season (February 1 to August 31), to the extent feasible. • If removal of trees and vegetation cannot be fully accomplished outside of the nesting season, a qualified biologist shall conduct pre-construction nesting surveys within 7 days prior to the start of such activities or after any construction breaks of 10 days or more. Surveys shall be performed for the study area and suitable habitat within 250 feet of the Project site to locate any active raptor (birds of prey) nests or rookeries. • If active nests are located during the pre-construction bird nesting survey, the qualified biologist shall evaluate if the schedule of construction activities could affect the active nests and the following measures shall be implemented based on their determination: – If construction is not likely to affect the active nest, it may proceed without restriction; however, a biologist shall regularly monitor the nest to confirm there is no adverse effect and may revise their determination at any time during the nesting season. In this case, the following measure would apply. – If construction may affect the active nest, the biologist shall establish a no-disturbance buffer in coordination with CDFW. Typically, these buffer distances are 100 feet for passerines and 250 feet for raptors. These distances may be adjusted depending on the level of surrounding ambient activity (e.g., if the Project site is adjacent to a road or active trail) and if an obstruction, such as a building, is within line-of-sight between the nest and construction. For bird species that are federally and/or state-listed sensitive species (i.e., fully protected, endangered, threatened, species of special concern), a City representative or qualified biologist shall coordinate with the USFWS and/or CDFW regarding modifications to nest buffers, prohibiting construction within the buffer, modifying construction, or removing or relocating active nests that are found on the site. – Any birds that begin nesting within the Project area and survey buffers amid construction activities are assumed to be habituated to construction-related or similar noise and disturbance levels. A qualified biologist shall coordinate with the USFWS and/or CDFW and determine if no work exclusion zones shall be established around active nests in these cases.	

TABLE S-1 (CONTINUED)
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
Biological Resources, EIR Section 3.4 (cont.)			
Impact 3.4-2: The Project could have substantial adverse effects on salt marsh harvest mouse and salt marsh wandering shrew.	LTSM	**Mitigation Measure 3.4-4: Avoid and Minimize Impacts on Salt Marsh Harvest Mouse and Salt Marsh Wandering Shrew** • Ground disturbance to suitable salt marsh harvest mouse habitat (including, but not limited to pickleweed, and emergent salt marsh vegetation) shall be avoided to the extent feasible. Where salt marsh harvest mouse habitat cannot be avoided (such as for channel excavation, access routes and grading, or anywhere else that vegetation could be trampled or crushed by work activities), vegetation shall be removed to ground level from the ground disturbance work area plus a 5-foot buffer around the area, as well as any access routes within salt marsh harvest mouse habitat, utilizing mechanized hand tools or by another method approved by the USFWS and CDFW. Vegetation height shall be maintained at or below 5 inches above ground. Vegetation removal in salt marsh harvest mouse habitat shall be conducted under the supervision of the USFWS- and CDFW-approved biologist. • To protect salt marsh harvest mouse from construction-related traffic, access roads, haul routes, and staging areas within 50 feet of salt marsh harvest mouse habitat shall be bordered by temporary exclusion fencing; or other wildlife exclusion fencing as specified in federal or state permits. The fence should be made of a material that does not allow salt marsh harvest mouse to climb or pass through, of a minimum above-ground height of 30 inches, and the bottom should be buried to a depth of at least 6 inches so that mice cannot crawl under the fence. Any supports for the salt marsh harvest mouse exclusion fencing (e.g., t-posts) shall be placed on the inside of the Project site. The last 5 feet of the fence shall be angled away from the road to direct wildlife away from the road. A USFWS- and CDFW-approved biologist with previous salt marsh harvest mouse experience shall be on site during fence installation and shall check the fence alignment prior to vegetation clearing and fence installation to ensure that no salt marsh harvest mice are present. • Salt marsh harvest mouse marsh habitat that must be accessed by mini-excavators or other vehicles to complete Project construction (e.g., excavating smaller channels) shall be protected through use of low ground pressure (LGP) equipment, wooden or PVC marsh mats, or other method approved by the USFWS and CDFW following vegetation removal (see 2nd bullet, above). • Construction activities related to restoration and infrastructure shall be scheduled to avoid extreme high tides when there is potential for salt marsh harvest mouse to move to higher, drier grounds, such as ruderal and grassland habitats. No Project activities shall be conducted within 50 feet of suitable tidal marsh or other salt marsh harvest mouse habitat within 2 hours before and after an extreme high tide event (6.5 feet or higher measured at the Golden Gate Bridge and adjusted to the timing of local high tides) or when the adjacent marsh is flooded unless wildlife exclusion fencing has been installed around the work area.	LTS

TABLE S-1 (CONTINUED)
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
Biological Resources, EIR Section 3.4 (cont.)			
Impact 3.4-2 (cont.)		• All construction equipment and materials shall be staged on existing roadways and away from suitable salt marsh harvest mouse habitat when not in use. All construction equipment shall be visually inspected prior to work activities each day for signs of salt marsh harvest mouse or any other wildlife. • Vegetation shall be removed from all non-marsh areas of disturbance (driving roads, grading and stockpiling areas) to discourage the presence of salt marsh harvest mouse. • A USFWS- and CDFW-approved biologist with previous salt marsh harvest mouse monitoring and/or surveying experience shall be on site during construction activities occurring in suitable habitat. The USFWS- and CDFW-approved biologist has the authority to stop Project activities if any of the requirements associated with these measures are not being fulfilled. If a harvest mouse is observed in the work area, construction activities shall cease in the immediate vicinity of the potential salt marsh harvest mouse. The individual shall be allowed to leave the area before work is resumed. If the individual does not move on its own volition, the USFWS-approved biologist would contact USFWS (and CDFW if appropriate) for further guidance on how to proceed. • If the USFWS- and CDFW-approved biologist has requested work stoppage because of take of any of the listed species, or if a dead or injured salt marsh harvest mouse is observed, the USFWS and CDFW shall be notified within 1 day by email or telephone.	
Impact 3.4-3: Construction or operation of the Project could have a substantial effect on special-status plants.	LTSM	**Mitigation Measure 3.4-5: Special-Status Plant Protection** • Prior to the start of construction, a qualified biologist shall conduct a properly timed special-status plant survey for Marin knotweed (*Polygonum marinense*), Suisun Marsh aster (*Symphyotrichum lentum*), Congested-headed hayfield tarplant (*Hemizonia congesta* subsp. *congesta*), and Point Reyes bird's-beak (*Chloropyron maritimum* ssp. *palustre*) within the species' suitable habitat within the Project work limits. The survey shall follow the CDFW Protocols for Surveying and Evaluating Impacts on Special Status Native Plant Populations and Sensitive Natural Communities (CDFW 2018). If special-status plant species are identified within the Project work limits, then the biologist shall establish an appropriate buffer area for each plant population to exclude activities that directly remove or alter the habitat of, or result in indirect adverse impacts on, the special-status plant species. A qualified biologist shall oversee installation of a temporary, mesh-type construction fence (Tensor Polygrid or equivalent) at least 4 feet (1.2 meters) tall around any established buffer areas to prevent encroachment by construction vehicles and personnel. The qualified biologist shall determine the exact location of the fencing. The fencing shall be strung tightly on posts set at maximum intervals of 10 feet (3 meters) and shall be checked and maintained weekly until all construction is complete. The buffer zone established by the fencing shall be marked by a sign stating:	LTS

TABLE S-1 (CONTINUED)
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
Biological Resources, EIR Section 3.4 (cont.)			
Impact 3.4-3 (cont.)		– "*This is habitat of [list rare plant(s)], and must not be disturbed. This species is protected by [the ESA of 1973, as amended/CESA/California Native Plant Protection Act].*" • If direct impacts cannot be avoided, the City shall require the project sponsor to prepare a plan for minimizing the impacts by one or more of the following methods: (1) salvage and replant plants at the same location following construction; (2) salvage and relocate the plants to a suitable off-site location with long-term assurance of site protection; (3) collect seeds or other propagules for reintroduction at the site or elsewhere; or (4) payment of fees in lieu of preservation of individual plants, to be used for conservation efforts elsewhere. The City shall review and approve the plan. • The success criterion for any seeded, planted, and/or relocated plants shall be full replacement at a 1:1 ratio after 5 years. Monitoring surveys of the seeded, planted, or transplanted individuals shall be conducted for a minimum of 5 years, to ensure that the success criterion can be achieved at year 5. If it appears the success criterion would not be met after 5 years, contingency measures may be applied. Such measures shall include, but not be limited to: additional seeding and planting, altering or implementing weed management activities, or introducing or altering other management activities. • Any special-status plant species observed during surveys shall be reported to the CDFW and submitted to the CNDDB and reported to USFWS, if federally-listed.	
Impact 3.4-4: The Proposed Project could have a substantial adverse effect, either directly or through habitat modification, on marine species identified as a candidate, sensitive, or special-status species in local or regional plans, policies or regulations, or by the CDFW, USFWS, or NOAA.	LTSM	**Mitigation Measure 3.4-6: Fish and Marine Mammal Protection During Pile Driving** Prior to the start of any in-water construction that would require pile driving, the Project sponsor shall prepare a NOAA-approved sound attenuation monitoring plan to protect fish and marine mammals, and the approved plan shall be implemented during construction. This plan shall provide detail on the sound attenuation system, detail methods used to monitor and verify sound levels during pile driving activities (if required based on projected in-water noise levels), and describe methods to reduce impact pile-driving in the aquatic environment to an intensity level less than 120 dB (RMS) continuous noise level for marine mammals at a distance of 1,640 feet. The plan shall incorporate, but not be limited to, the following elements: • All in-water construction shall be conducted within the established environmental work window between June 1 and November 30, designed to avoid potential impacts on fish species. • To the extent feasible, vibratory pile drivers shall be used for the installation of all support piles. Vibratory pile driving shall be conducted following the USACE "Proposed Procedures for Permitting Projects that will Not Adversely Affect Selected Listed Species in California." The USFWS and NMFS completed Section 7 consultation on this document, which establishes general procedures for minimizing impacts on natural resources associated with projects in or adjacent to jurisdictional waters.	LTS

TABLE S-1 (CONTINUED)
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
Biological Resources, EIR Section 3.4 (cont.)			
Impact 3.4-4 (cont.)		• If NOAA sound level criteria for marine mammals are exceeded during vibratory hammer pile installation, a NOAA-approved biological monitor shall be available to conduct surveys before and during pile driving to inspect the work zone and adjacent waters for marine mammals. The monitor shall be present as specified by NMFS during impact pile driving and ensure that: – The safety zones established in the sound monitoring plan for the protection of marine mammals are maintained. – Work activities are halted when a marine mammal enters a safety zone and resumed only after the animal has left the area or has not been observed for a minimum of 15 minutes.	
Impact 3.4-5: The Project could have substantial adverse effects on jurisdictional wetlands, other Waters of the United States and Waters of the State.	LTS	No mitigation required.	LTS
Impact 3.4-6: The Project could interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	LTSM	**Mitigation Measure 3.4-6: Fish and Marine Mammal Protection During Pile Driving**	LTS
Impact 3.4-7: The Project could conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance and could conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.	LTS	**Mitigation Measure 3.4-7: Tree Ordinance** • Any tree-related work (removal, planting, or pruning) shall adhere to the City of San Rafael Municipal Code Section 11.12. Specifically, written permit must be issued to cut, prune, break, injure, or remove any living tree in, upon, or along any public street, sidewalk, or walkway in the city or cut, disturb, or interfere in any way with the roots of any tree in, upon, or along any street, sidewalk, or walkway, or spray with any chemical or insecticide any tree in, upon, or along any public street, sidewalk, or walkway, or place any sign, poster, or other fixture on any tree or tree guard, or injure, misuse, or remove any device placed to protect any tree in, upon, or along any public street, sidewalk, or walkway in the city. Whenever any *tree* shall be cut down or removed in or from any sidewalk area, its butt and roots shall be dug up and removed, or cut level with the ground, as directed by the public works department. • In the erection or repair of any building or structure, guards shall be placed around all nearby trees in, upon, or along the public streets, sidewalks, and walkways within the city as shall prevent injury to them.	LTS

TABLE S-1 (CONTINUED)
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
Biological Resources, EIR Section 3.4 (cont.)			
Impact 3.4-8: The Project could 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 CDFW, USFWS, or NMFS.	LTS	No mitigation required.	LTS
Impact 3.4-9: Cumulative loss of sensitive biological resources during construction and operations.	LTSM	No mitigation required.	LTS
Greenhouse Gas Emissions, EIR Section 3.5			
Impact 3.5-1: The Project could generate GHG emissions that would exceed the Bay Area Air Quality Management District's threshold of significance for GHG emissions.	LTS	No mitigation required.	LTS
Impact 3.5-2: The Project could conflict with applicable plans, policies, and regulations adopted for the purposes of reducing GHG emissions.	LTS	No mitigation required.	LTS
Hydrology/Water Quality, EIR Section 3.6			
Impact 3.6-1: The Project could violate water quality standards or waste discharge requirements or otherwise substantially degrade water quality.	LTS	No mitigation required.	LTS
Impact 3.6-2: The Project could 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 that would result in substantial erosion or siltation on or off site; substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site; create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or impede or redirect flood flows.	LTS	No mitigation required.	LTS

TABLE S-1 (CONTINUED)
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
Hydrology/Water Quality, EIR Section 3.6 (cont.)			
Impact 3.6-3: The Project could risk the release of pollutants in flood hazard, tsunami, or seiche zones.	LTS	No mitigation required.	LTS
Impact 3.6-4: The Project could conflict with or obstruct the implementation of a water quality control plan or sustainable groundwater management plan.	LTS	No mitigation required.	LTS
Impact 3.6-5: The Project, combined with cumulative development in the Project vicinity, would not result in significant cumulative impacts relative to hydrology or water quality.	LTS	No mitigation required.	LTS
Agriculture and Forest Resources, Appendix B. Initial Study Section 2			
Impact B.2-a: Would the project 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?	NI	No mitigation required.	NI
Impact B.2-b: Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?	NI	No mitigation required.	NI
Impact B.2-c: Would the project 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 51104(g))?	NI	No mitigation required.	NI
Impact B.2-d: Would the project result in the loss of forest land or conversion of forest land to non-forest use?	NI	No mitigation required.	NI
Impact B.2-e: Would the project 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?	NI	No mitigation required.	NI

TABLE S-1 (CONTINUED)
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
Agriculture and Forest Resources, Appendix B. Initial Study Section 2 (cont.)			
Impact B.2-f: Would the Project in combination with reasonably foreseeable future projects, result in significant cumulative impacts on farmland and forestry resources?	NI	No mitigation required.	NI
Cultural Resources, Appendix B. Initial Study Section 3			
Impact B.3-a: Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	LTS	No mitigation required.	LTS
Impact B.3-b: Would the project cause a substantial adverse change in the significance of an archaeological resource as defined in Section 15064.5?	LTSM	**Mitigation Measure CUL-1: Cultural Resources Awareness Training and Inadvertent Discovery of Archaeological Resources or Tribal Cultural Resources** Prior to authorization to proceed, a qualified archaeologist, defined as an archaeologist meeting the U.S. Secretary of the Interior's Professional Qualification Standards for Archeology, shall conduct a training program for all construction and field workers involved in site disturbance. On-site personnel shall attend a mandatory pre-Project training that shall outline the general archaeological sensitivity of the area and the procedures to follow in the event an archaeological resource and/or human remains are inadvertently discovered. If pre-contact or historic-era archaeological resources are encountered during Project implementation, all construction activities within 100 feet shall halt, and a qualified archaeologist shall inspect the find within 24 hours of discovery and notify the City of the initial assessment. Pre-contact archaeological materials might include obsidian and chert flaked-stone tools (e.g., projectile points, knives, scrapers) or toolmaking debris; culturally darkened soil ("midden") containing heat-affected rocks, artifacts, or shellfish remains; stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered stone tools, such as hammerstones and pitted stones. Historic-era materials might include building or structure footings and walls, and deposits of metal, glass, and/or ceramic refuse. If the City determines, based on recommendations from a qualified archaeologist and a Native American representative (if the resource is pre-contact indigenous related), that the resource may qualify as a historical resource or unique archaeological resource (as defined in CEQA Guidelines Section 15064.5) or a tribal cultural resource (as defined in Public Resources Code [PRC] Section 21080.3), the resource shall be avoided if feasible. Consistent with Section 15126.4(b)(3), this may be accomplished through planning construction to avoid the resource, incorporating the resource within open space, capping and covering the resource, or deeding the site into a permanent conservation easement. If avoidance is not feasible, the City shall consult with appropriate Native American tribes (if the resource is pre-contact indigenous related), and other appropriate interested parties to determine treatment measures to avoid, minimize, or mitigate any potential impacts to the resource pursuant to	LTS

TABLE S-1 (CONTINUED)
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
Cultural Resources, Appendix B. Initial Study Section 3 (cont.)			
Impact B.3-b (cont.)		PRC Section 21083.2, and CEQA Guidelines Section 15126.4. This shall include documentation of the resource and may include data recovery (according to PRC Section 21083.2), if deemed appropriate, or other actions such as treating the resource with culturally appropriate dignity and protecting the cultural character and integrity of the resource (according to PRC Section 21084.3).	
Impact B.3-c: Would the project disturb any human remains, including those interred outside of formal cemeteries?	LTSM	**Mitigation Measure CUL-2: Inadvertent Discovery of Human Remains** If potential human remains are encountered, all work shall halt within 100 feet of the find and the City shall be contacted by on-site construction crews. The City shall contact the Marin County coroner in accordance with PRC Section 5097.98 and Health and Safety Code Section 7050.5. If the coroner determines that the remains are Native American, the coroner shall contact the NAHC. As provided in PRC Section 5097.98, the NAHC shall identify the person or persons believed to be the Most Likely Descendant (MLD). The MLD shall make recommendations for the means of treating, with appropriate dignity, the human remains and any associated grave goods, as provided in PRC Section 5097.98.	LTS
Impact B.3-d: Would the project in combination with reasonably foreseeable future projects, result in significant cumulative impacts to archeological resources or human remains?	LTSM	**Mitigation Measure CUL-1: Cultural Resources Awareness Training and Inadvertent Discovery of Archaeological Resources or Tribal Cultural Resources** **Mitigation Measure CUL-2: Inadvertent Discovery of Human Remains**	LTS
Energy, Appendix B. Initial Study Section 4			
Impact B.4-a: Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	LTS	No mitigation required.	LTS
Impact B.4-b: Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	LTS	No mitigation required.	LTS
Impact B.4-c: Would the project in combination with reasonably foreseeable future projects, result in significant energy impacts?	LTS	No mitigation required.	LTS

TABLE S-1 (CONTINUED)
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
Geology and Soils, Appendix B. Initial Study Section 5			
Impact B.5-a.i: Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving 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?	NI	No mitigation required.	NI
Impact B.5-a.ii: Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?	LTS	No mitigation required.	LTS
Impact B.5-a.iii: Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?	LTS	No mitigation required.	LTS
Impact B.5-a.iv: Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?	LTS	No mitigation required.	LTS
Impact B.5-b: Would the project result in substantial soil erosion or the loss of topsoil?	LTS	No mitigation required.	LTS
Impact B.5-c: Would the project 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?	LTS	No mitigation required.	LTS
Impact B.5-d: Would the project 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?	NI	No mitigation required.	NI

TABLE S-1 (CONTINUED)
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
Geology and Soils, Appendix B. Initial Study Section 5			
Impact B.5-e: Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	NI	No mitigation required.	NI
Impact B.5-f: Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	NI	No mitigation required.	NI
Impact B.5-g: Would the project in combination with reasonably foreseeable future projects, result in significant cumulative impacts related to geology, soils or paleontological resources?	LTS	No mitigation required.	LTS
Hazards and Hazardous Materials, Appendix B. Initial Study Section 6			
Impact B.6-a: Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	LTS	No mitigation required.	LTS
Impact B.6-b: Would the Project 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?	LTS	No mitigation required.	LTS
Impact B.6-c: Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	LTS	No mitigation required.	LTS
Impact B.6-d: Would the Project 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?	NI	No mitigation required.	NI

TABLE S-1 (CONTINUED)
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
Hazards and Hazardous Materials, Appendix B. Initial Study Section 6 (cont.)			
Impact B.6-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?	NI	No mitigation required.	NI
Impact B.6-f: Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	NI	No mitigation required.	NI
Impact B.6-g: Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	LTS	No mitigation required.	LTS
Impact B.6-h: Would the project in combination with reasonably foreseeable future projects, result in significant cumulative impacts related to hazards and hazardous materials?	LTS	No mitigation required.	LTS
Land Use and Planning, Appendix B. Initial Study Section 7			
Impact B.7-a: Would the Project physically divide an established community?	NI	No mitigation required.	NI
Impact B.7-b: Would the Project 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?	NI	No mitigation required.	NI
Impact B.7-c: Would the project in combination with reasonably foreseeable future projects, result in significant cumulative impacts to land use?	NI	No mitigation required.	NI
Mineral Resources , Appendix B. Initial Study Section 8			
Impact B.8-a: Would the Project 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?	NI	No mitigation required.	NI

TABLE S-1 (CONTINUED)
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
Mineral Resources , Appendix B. Initial Study Section 8 (cont.)			
Impact B.8-b: Would the Project 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?	NI	No mitigation required.	NI
Impact B.8-c: Would the project in combination with reasonably foreseeable future projects, result in significant cumulative impacts to mineral resources?	NI	No mitigation required.	NI
Noise, Appendix B. Initial Study Section 9			
Impact B.9-a: Would the project result in 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?	LTS	No mitigation required.	LTS
Impact B.9-b: Would the project result in generation of excessive groundborne vibration or groundborne noise levels?	LTS	No mitigation required.	LTS
Impact B.9-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?	NI	No mitigation required.	NI
Impact B.9-d: Would the project in combination with reasonably foreseeable future projects, result in significant noise or vibration impacts?	LTS	No mitigation required.	LTS
Population Housing, Appendix B. Initial Study Section 10			
Impact B.10-a: Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	NI	No mitigation required.	NI

TABLE S-1 (CONTINUED)
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
Population Housing, Appendix B. Initial Study Section 10 (cont.)			
Impact B.10-b: Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	NI	No mitigation required.	NI
Impact B.10-c: Would the Project, in combination with reasonably foreseeable future projects, result in significant cumulative impacts on population and housing?	NI	No mitigation required.	NI
Public Services, Appendix B. Initial Study Section 11			
Impact B.11-a.i: 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 government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection?	LTS	No mitigation required.	LTS
Impact B.11-a.ii: 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 government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for police protection?	LTS	No mitigation required.	LTS
Impact B.11-a.iii: 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 government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for schools?	LTS	No mitigation required.	LTS

TABLE S-1 (CONTINUED)
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
Public Services, Appendix B. Initial Study Section 11 (cont.)			
Impact B.11-a.iv: 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 government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for parks?	LTS	No mitigation required.	LTS
Impact B.11-a.v: 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 government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for other public facilities?	LTS	No mitigation required.	LTS
Impact B.11-b: Would the project in combination with reasonably foreseeable future projects, result in significant cumulative impacts to public services?	LTS	No mitigation required.	LTS
Recreation, Appendix B. Initial Study Section 12			
Impact B.12-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?	LTS	No mitigation required.	LTS
Impact B.12-b: Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	LTS	No mitigation required.	LTS
Impact B.12-c: Would the project in combination with reasonably foreseeable future projects, result in significant cumulative impacts to recreation resources?	LTS	No mitigation required.	LTS

TABLE S-1 (CONTINUED)
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
Transportation and Traffic, Appendix B. Initial Study Section 13			
Impact B.13-a: Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	LTS	No mitigation required.	LTS
Impact B.13-b: Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	LTS	No mitigation required.	LTS
Impact B.13-c: Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	LTSM	**Mitigation Measure TRAN-1 Construction Traffic Control Plan** Prior to the issuance of construction permits, the construction contractor shall prepare and submit a Construction Traffic Control Plan to the City of San Rafael Public Works Department for approval. The Construction Traffic Control Plan must be prepared in accordance with both the California Department of Transportation Manual on Uniform Traffic Control Devices and Work Area Traffic Control Handbook and must address, at a minimum, the following issues: 1) Placing temporary signing, lighting, and traffic control devices if required, including, but not limited to, appropriate signage along access routes to indicate the presence of heavy vehicles and construction traffic; 2) Provision of construction personnel at driveway on Spinnaker Point Drive leading to construction staging area to direct traffic, pedestrians, and bicyclists while trucks are turning into and out of the driveway. 3) Notification of all construction activities with San Rafael City Schools at least two months in advance, so that it may make proper accommodations for any possible limitations to access at Bahia Vista Elementary School. San Rafael City Schools shall be notified of the timing, location, and duration of construction activities. The construction contractor shall be required to ensure that construction of the Proposed Project does not inhibit vehicle, bicycle, pedestrian, and/or school bus service through inclusion of such provisions in the construction contract.	LTS
Impact B.13-d: Would the result in inadequate emergency access?	LTS	No mitigation required.	LTS
Impact B.13-e: Would the project in combination with reasonably foreseeable future projects, result in significant cumulative impacts to Transportation?	LTSM	**Mitigation Measure TRAN-1 Construction Traffic Control Plan** (Refer to Impact XVII-c)	LTS

TABLE S-1 (CONTINUED)
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
Tribal Cultural Resources, Appendix B. Initial Study Section 14			
Impact B.14-a: Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC 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 listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1(k)?	LTSM	**Mitigation Measure CUL-1: Cultural Resources Awareness Training and Inadvertent Discovery of Archaeological Resources or Tribal Cultural Resources** (Refer to Impact V-b)	LTS
Impact B.14-b: Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC 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 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 PRC Section 5024.1. In applying the criteria set forth in subdivision (c) of PRC Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	LTSM	**Mitigation Measure CUL-1: Cultural Resources Awareness Training and Inadvertent Discovery of Archaeological Resources or Tribal Cultural Resources** (Refer to Impact V-b)	LTS
Tribal Cultural Resources, Appendix B. Initial Study Section14 (cont.)			
Impact B.14-c: Would the project in combination with reasonably foreseeable future projects, result in significant cumulative impacts to tribal cultural resources?	LTSM	**Mitigation Measure CUL-1: Cultural Resources Awareness Training and Inadvertent Discovery of Archaeological Resources or Tribal Cultural Resources** (Refer to Impact V-b)	LTS
Utilities and Service Systems, Appendix B. Initial Study Section 15			
Impact B.15-a: Would the project require the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	LTS	No mitigation required.	LTS

TABLE S-1 (CONTINUED)
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
Utilities and Service Systems, Appendix B. Initial Study Section 15 (cont.)			
Impact B.15-b: Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	LTS	No mitigation required.	LTS
Impact B.15-c: Would the project result in a determination by the wastewater treatment provider which serves the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	LTS	No mitigation required.	LTS
Impact B.15-d: Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs and would not impair the attainment of solid waste reduction goals?	LTS	No mitigation required.	LTS
Impact B.15-e: Would the project comply with federal, state, and local management and reduction statues and regulations related to solid waste?	LTS	No mitigation required.	LTS
Impact B.15-f: Would the Project, in combination with reasonably foreseeable future projects, result in significant cumulative impacts related to disruption of utility service or relocation of utilities?	LTS	No mitigation required.	LTS
Wildfire, Appendix B. Initial Study Section 16			
Impact B.16-a: Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?	LTS	No mitigation required.	LTS
Impact B.16-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?	LTS	No mitigation required.	LTS
Impact B.16-c: Would the project 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?	LTS	No mitigation required.	LTS

TABLE S-1 (CONTINUED)
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
Wildfire, Appendix B. Initial Study Section 16 (cont.)			
Impact B.16-d: Would the project 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?	LTS	No mitigation required.	LTS
Impact B.16-e: Would the Project, in combination with reasonably foreseeable future projects, result in significant cumulative impacts associated with wildfire?	NI	No mitigation required.	NI

NOTES:

LTS Less than Significant
LTSM Less than Significant with Mitigation
NI No Impact
SU Significant and Unavoidable

S.5 Summary of Project Alternatives

The CEQA Guidelines, Section 15126.6(a), state that an EIR must describe and evaluate a reasonable range of alternatives to the project that would feasibly attain most of the project's basic objectives and would avoid or substantially lessen any identified significant adverse environmental effects of the project. The CEQA Guidelines (Section 15126.6(e)) require the identification of an environmentally superior alternative to the Proposed Project. If it is determined that the "no project" alternative would be the environmentally superior alternative, then the EIR shall also identify an environmentally superior alternative among the other project alternatives (Section 15126.6[e][2]). To determine the environmentally superior alternative, the impacts of all the alternatives were compared to determine which alternative would have the least adverse effects.

The following sections describe the CEQA alternatives considered in this EIR, and provides a comparison of the alternatives.

S.5.1 Alternative 1: No Project Alternative

In the event that the City does not approve the Proposed Project, the restoration of Tiscornia Marsh and the City-owned diked marsh would not occur. The eroded area outboard of the existing Tiscornia Marsh would not be reconstructed, and the diked marsh would not be reconnected to tidal activity. The new levee north of the soccer field would not be constructed, and the levees to the west and south of Tiscornia Marsh would not be raised and/or widened. In addition, the coarse beach feature would not be constructed to prevent additional erosion of the marsh. The levee trails would not be resurfaced with asphalt.

S.5.2 Alternative 2: Reduced Project – Reduce Tiscornia Marsh Restoration

Alternative 2 would include the same Project elements as the Proposed Project; however, the south side of the marsh would be reduced; therefore, reducing the total fill required and the overall amount of construction activities. Specifically, the portion of restored tidal marsh and constructed coarse beach would not be extended to the location of the tidal channel.

S.5.3 Alternative 3: Reduced Project – Eliminate Diked Marsh Restoration

Alternative 3 would include most of the same Project elements on the eastern side of the site as the Proposed Project and would include the restoration of Tiscornia Marsh, construction of the coarse beach, raised southern and eastern levee, and constructed southern ecotone. However, the diked marsh would not be converted to tidal marsh; the new levee between the diked marsh and Pickleweed Park would not be constructed, and the new tidal channels at the north end of the site would not be constructed. Alternative 3 would require the least amount of construction, other than the No Project Alternative.

S.5.4 Comparison of Alternatives

Alternative 1 would eliminate the short-term construction effects relative to the Proposed Project. However, under Alternative 1, the restoration of Tiscornia Marsh and the City-owned diked marsh would not occur and the existing levees would not be raised and improved; thus, the adjacent areas would continue to be vulnerable to flooding. Alternative 1 would not meet any of the Project objectives.

Alternative 2 would not avoid the significant effects of the Proposed Project; however, the impacts would be lessened with the reduced construction footprint. Alternative 2 would only partially meet Project objectives, by eliminating restoration of the southern portion of the marsh. Thus, Alterative 2 provides a reduced habitat benefit. Further, without improvement of the southern part of the Project, ongoing erosion would extend into the northern portion of the Project site, affecting the efficacy of the Project, and somewhat reducing the expected lifetime of the improved levees from 2070 (under the Proposed Project).

Alternative 3 includes the least amount of construction activity, other than the No Project Alternative. While Alternative 3 would not avoid the significant effects of the Proposed Project, the impacts would be lessened with the reduced construction footprint. Thus, Alternative 3 is the environmentally preferred alternative. However, Alternative 3 would only partially meet Project objectives, by eliminating restoration of the diked marsh to tidal marsh and eliminating the new northern levee and ecotone. Thus, Alterative 3 provides the least habitat benefit and smallest flood protection benefit, other than the No Project Alternative. Further, without improvement of the diked marsh, the northwestern part of the Project area would be more vulnerable to extreme tidal flooding and sea level rise, and the expected lifetime of the improved levees would be less than 2070 (under the Proposed Project).

S.6 Areas of Controversy and Issues to be Resolved

Pursuant to Section 15123(b)(2) of the CEQA Guidelines, an EIR shall identify areas of controversy known to the lead agency, including issues raised by agencies and the public and the issues to be resolved.

During the planning process, inquiries to the City included Project alternatives, maintenance of the marsh, public access to the marsh, the levee's effectiveness over time, and widening of the Project's scope to include other area levees. In addressing these inquiries, the City has clarified that the marsh and coarse beach would not be available to public access; and the scope and Project area will not be expanded beyond the boundaries of the site because adding other levee areas to the Project would not meet the overall objectives of the Project. Further, the City has clarified that 2050 is the defined Project timeline. There are no other issues to be resolved or areas of controversy other than the choice among alternatives and choice of mitigation measures.

This page intentionally left blank