



SAN RAFAEL
THE CITY WITH A MISSION

Community Development Department – Planning Division

Meeting Date: December 14, 2021

Agenda Item: 5

Case Numbers: ED20-058/GPA 20-001/ZC 20-002

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REPORT TO PLANNING COMMISSION

SUBJECT: The Neighborhood at Los Gamos – Request for General Plan Amendment GPA 20-001 (from Hillside Resource Residential to Neighborhood Commercial Mixed Use); Zone Change ZC 20-002 (from Planned District – Hillside Development Overlay District (PD-H) and Residential – Hillside Development Overlay District (R2a-H) to Planned Development District (PD); Vesting Tentative Parcel Map (to combine and adjust the boundaries of the existing parcels); and Environmental and Design Review ED 20-058; for a mixed-use project with 192 multi-family residential units; an approximately 5,600-square-foot retail grocery store; a 5,000-square-foot community center; and 225 at-grade and semi-subterranean parking spaces; on a 10.24 acre site located on Los Gamos Road north of Oleander Drive; on APN 165-220-06 and 165-220-07; Christopher Hart, Applicant and Property Owner; Mont Marin/San Rafael Park Neighborhood.

EXECUTIVE SUMMARY

The proposed mixed-use project includes 192 residences, 225 parking spaces, a 5,574 square-foot retail grocery store, and a 5,003 square-foot community center. The project is employing State Density Bonus law and includes 10% of the dwelling units or 20 units as below market rate (BMR) units available to low income households. The project is subject to Environmental and Design Review for a Major Physical Improvement (with three or more dwelling units) as defined in SRMC Section 14.25.040(A); a proposed General Plan Amendment (GPA 20-001) as provided by City Resolution 8379; a Zone Change (ZC 20-002) as provided by SRMC Section 14.27.020(A); and a Vesting Tentative Parcel Map as provided by SRMC Sections 15.03 and 15.04. The proposed General Plan Amendment is to change the designation of the site from Hillside Resource Residential (HRR) to Neighborhood Commercial Mixed Use (NCMU). This is necessary to accommodate the proposed mixed-use character of the project and the proposed density of 18.75 dwelling units per acre. The proposed Zone Change is to rezone the site from Planned District – Hillside Development Overlay District (PD-H) and Residential – Hillside Development Overlay District (R2a-H) to Planned Development District (PD). Use of the PD zone is recommended by General Plan Land Use Policy LU-1.15 for sites greater than 5 acres “when the application of traditional zoning standards would make it more difficult to achieve General Plan goals.” Because there are multiple approval authorities involved with this project, all the applications will be reviewed by the Planning Commission which will provide a recommendation for review and decision by the City Council pursuant to SRMC Subsection 14.02.02.J.

The project went before the Design Review Board (DRB) on October 5, 2021. The DRB recommended approval of the project design to the Planning Commission with recommendations to revise the color of the walls of the structures, consider revising some of the retaining walls, to alter the landscaping plan and a recommendation that the project return for a final review of site and landscaping plan subsequent to the Planning Commission decision (see *Design Review Board Recommendations* section below).

Consistent with the California Environmental Quality Act (CEQA), an Initial Study was prepared to assess the impacts of the project on the environment. Based upon the analysis in the Initial study, any potential impacts can be mitigated to a less than significant level, thus supporting adoption of a mitigated negative declaration. To address public comments, the Final Mitigated Negative Declaration includes

all comments and the response to those comments. The Final Mitigated Negative Declaration will be made available for public review and comment prior to the public hearing by the City Council.

Staff has evaluated the proposed project and supporting documents to determine consistency with the California Environmental Quality Act (CEQA), City of San Rafael General Plan, Zoning Ordinance, and applicable design guidelines. Based on staff’s review and recommendations provided by the Design Review Board, it is recommended that the Planning Commission make a recommendation to City Council to adopt the Mitigation Negative Declaration and approve the project, subject to conditions and mitigation monitoring program provided herein.

RECOMMENDATION

It is recommended that the Planning Commission take the following action:

1. Adopt a resolution recommending that the City Council approve the Mitigated Negative Declaration with the Mitigation Monitoring and Reporting Program (MMRP).
2. Adopt resolutions recommending that the City Council approve the General Plan Amendment, Zone Change, application for Environmental and Design Review, and the Vesting Tentative Parcel Map.

PROPERTY FACTS

Address/Location:	Southerly terminus of Los Gamos Road	Parcel Number(s):	APN 165-220-06 and 165-220-07
Property Size:	10.24 acres	Neighborhood:	Mont Marin/San Rafael Park

Location	General Plan Designation (2040)	Zoning Designation	Existing Land-Use
Project Site:	Existing: HRR Proposed: NCMU	Existing: PD-H and R2a-H Proposed: PD	Vacant hillside
North:	PROS, P/QP	P/OS, PD (1963)	Vacant hillside
South:	PROS, VLDR	R2a-H	Single and Multi-family Residential
East:	MDR, OMU, P/QP	R2a-H, O, PD (1963), PD (1508)	Office, Gymnasium
West:	PROS	P-OS	Vacant hillside

Lot Size	Lot Coverage (Max.) OR Natural State (Min.)
Required: 2.5 acres min. Proposed: 10.24 acres	Standard: No standard for residences; 0.01 FAR for commercial. No Natural State minimum because the property would be in a PD zone Proposed: 17.08% lot coverage; 50% (5.17 acres) in natural state (4.83 ac unimproved open space and 0.34 ac of improved hillside open space); 1.29 acres of improved landscaping near buildings; 0.01 FAR for commercial component
Height*	Residential Density OR Gross Building/Floor Area
Allowed: 30' Proposed: approx. 58'**	Allowed: 24.2 du/ac Proposed: 18.75 du/ac

Min. Lot Width (New Lots)	Upper Floor Area (Non-hillside residential)			
Required: No min. Proposed: >1,200'	Allowed: n/a Proposed: n/a			
Outdoor Area OR Landscape Area Required: No standard Proposed: 1.29 acres of improved landscaping; 0.34 acres of improved hillside open space; 4.83 acres of unimproved open space	Grading Total: 88,000 cy Cut: 71,000 cy Fill: 17,000 cy Export: 54,000 cy			
	Setbacks	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
	Front:	n/a	n/a	Min. 46' from easterly PL; approx. 80' to street ROW
	Side(s):	n/a	n/a	Over 400' to southerly PL, 165' to northerly PL Min. 20' Min. 51'
	Ext. side:	n/a	n/a	
	Ped. side:	n/a	n/a	
	Bldg. sep	n/a	n/a	
	Rear:	n/a	n/a	

Tree Removal

Total (No./Species): 285: 256 oak, 21 bay, 8 other
 55 trees proposed for removal incl. 51 oak, 1 bay, 2 pine, 1 Australian blackwood
 Requirement: 11 trees in parking area; 26 x 3 for oaks=78 new trees
 Proposed: 210 trees to be planted in and around development site; (55 Cathedral Live Oak—not a species recommended in the hillside guidelines Appendix B)

Residential Parking (Affordable Housing)

	<u>Maximum (Unit Type)</u>	<u>Total</u>
Studio	1/unit	36 Studios: 36 spaces
1 BR	1/unit	48 1 BR: 48 spaces
2 BR	1.5/unit	90 2 BR: 135 spaces
3 BR	1.5/unit	18 3 BR: 27 spaces
Guest	None	42

<u>Max. Spaces (State law)</u>	<u>Total Proposed</u>
246 spaces	213: 171 resident & 42 guest

Commercial Parking

	<u>Required</u>	<u>Proposed</u>
Market (5,574 sf)	1 space/250 sf: 22 spaces	12
Community Center (5,003 sf)	1/250 sf: 20 spaces	0

Residential Parking: 213 spaces provided. State law limits the City to requiring no more than 246 spaces; no minimum is required.

Commercial Parking: 42 spaces required, 12 provided.

Total Parking Deficit: 30 spaces***

* Hillside building height is measured from natural grade to top of roof/structure at all points of the structure. Standard building height is measured from an established exterior finished grade elevation to mid-point of a sloped roof.

**Building height waiver sought through State density bonus provisions

***Development concession sought by applicant through State density bonus provisions

Site Description/Setting:

The 10.24-acre site is on a vacant hillside with a generally east-facing slope. The site is located below the ridgeline west of the site. The average slope of the property is 36.9%. The proposed development would remain below the ridgeline west of the site.

According to the arborist’s report there are 285 trees on the property, including 256 oaks of various species and 21 Bay Laurel. Other trees include Stone Pines, Toyon and Australian Blackwood.

The site is within the Mont Marin/San Rafael Park neighborhood. It is north of the Oleander Park neighborhood, west of Redwood Highway (State Highway 101), south of the homes along Montevideo and Salvador Ways, and east of the homes along Las Gallinas Avenue. There is an existing office building east and below the site at 1401 Los Gamos Drive. The Marin YMCA at 1500 Los Gamos Drive is northeast of the site.

The site does not have frontage on a public street. The Los Gamos Drive right-of-way currently terminates just east of the site. Access to the site is proposed via an easement running generally east-west from the site to the existing terminus of Los Gamos Drive. The applicant currently owns this easement. The easement would connect to the existing driveway serving the office at 1401 Los Gamos Drive. See Figures 1 and 2 below.

According to the hydrology study for the project, there are two existing drainage paths that cross the site from west to east, and another that skirts the northerly edge of the development site.

Figure 1: Vicinity Map and Project Location

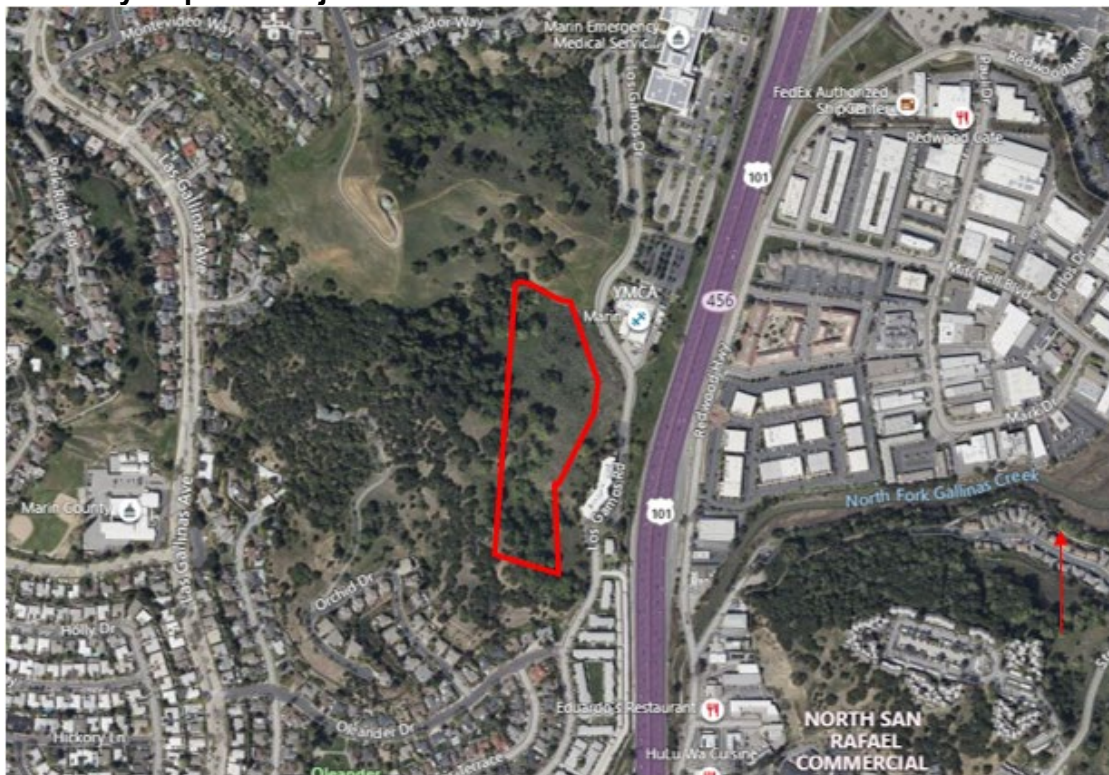


Figure 2: Proposed Site Plan



BACKGROUND

A preliminary version of the project was submitted in 2019 for consideration. At a hearing on January 14, 2020, the Planning Commission reviewed the project and individual commissioners offered the following comments:

- It is time to re-evaluate zoning for this site;
- Intensity could be ok if properly designed and with thorough review of environmental impacts;
- Clustering is good idea;
- The project would contribute to the City’s housing need;
- Would not support any more than 180 units;
- Would like to see the applicant address work force housing;
- Make market more visible;
- Continue reaching out to County for access swap;
- Consider reducing the amount of trails within the private open space areas;
- Need to define whether trails would be accessible to public;
- Specify how trails would be maintained;
- Address how trails and recreational equipment impact natural state;
- Recreational equipment should be located closer to buildings;
- Contribute as much green/low energy elements as possible;
- EV; Solar; roof orientation and design;
- Prepare more photo-simulations including views from street level to get a better sense of what the project would look like;
- Demonstrate compliance with Hillside design;
- Height might be okay if bulk and mass can be addressed and proforma supports; use hillside definition of height;
- Consider adding carports over parking areas to reduce the appearance of bulk and mass;
- Address views from open space;
- Landscaping design and materials needs to be appropriate;
- Environmental review needs to consider all impacts including traffic impacts of other projects.

Action by the Design Review Board

The Design Review Board considered the project at a public hearing on October 5, 2021. Recommendations from the Design Review Board are found in that section below.

PROJECT DESCRIPTION

The mixed-use development project proposes to change the Land Use designation of the site in the General Plan from Hillside Resource Residential to Neighborhood Commercial Mixed Use. The site is also proposed to be rezoned from Planned District – Hillside Development Overlay District (PD-H) and Residential – Hillside Development Overlay District (R2a-H) to Planned Development District (PD). A Vesting Tentative Parcel Map is proposed to combine the two existing parcels into one and to reconfigure the boundaries. The project is subject to Environmental and Design Review because the project proposes a Major Physical Improvement (with three or more dwelling units) as defined in SRMC 14.16.030.

Use: The project proposes multifamily residential use; a small grocery store; a recreational facility consisting of a “community center” and the leasing office; parking, landscaping, private and common open space; and physical improvements including a circular driveway and retaining walls necessary to support the project. The residential component includes 192 dwelling units. The apartments range in size from 496 square-foot studios to 1,153 square-foot three-bedroom units. There would be 36 studios, 48 one-bedroom units, 90 two-bedroom units, and 18 three-bedroom units. The two-bedroom units would be offered in three floor plans; the one and three-bedroom units would each have one floor plan. Each unit would have a private balcony or deck ranging from 72 square feet for the studios to 143 square feet for the three-bedroom units. The applicant has committed to include ten percent of the units (20 units) as affordable at the Low Income level, thereby qualifying the project for waivers and one concession pursuant to Density Bonus law. A total of 225 parking spaces are proposed including 171 covered spaces, 42 at-grade spaces and 12 covered spaces serving the recreational facility. The proposed 5,574-square-foot grocery store is at the ground floor of a two-story building that would also contain the recreational facility and leasing office. The recreational facility totals 5,003 square-feet including the leasing office of just over 900 square feet. There is common recreation space on the roof of the recreation facility including a children’s play area and a pergola providing a shaded seating area. The common open space above the recreational facility, and on a series of terraces south of the building, would total approximately 10,000 square feet. South of the new buildings is the South Park area, over an acre of the hillside that would include a combination of undisturbed hillside and improved recreational areas.

Access to the site would be via a private driveway from Los Gamos Drive. The driveway would connect to a large loop internal driveway. Buildings 1 and 2 would have 36 parking spaces for the 36 apartments in each building. Buildings 3, 4 and 5 would have 33 parking spaces for the 40 apartments in each building. The project qualifies for the reduced parking standards of State Density Bonus Law (Government Code Section 65915(p)), but still proposes 213 where a maximum of 246 can be required under State law. Twelve parking spaces are provided beneath the recreational facility where 42 are required, giving a 30 space deficit. As part of the density bonus application, the applicant has requested that a parking reduction be granted as a development concession under State Density Bonus Law (Gov. Code Section 65915).

The buildings range from 47 to 58 feet in height above the natural grade. The allowed maximum height is 30 feet per the 2040 General Plan, Figure 3-3. As an affordable housing project and as part of the density bonus application, the applicant has requested that the height increase be granted as a waiver. Under State law, in no case may the City apply any development standard that will have the effect of physically precluding the construction of a qualifying density bonus development.

Site Plan: The property totals 10.24 acres, or 446,054 square feet. Approximately 5.07 acres of the site would be improved with buildings, roads and landscaping. Landscaping in the development area would total approximately 1.29 acres. Another 0.19 acres of the site would be improved with bio-treatment areas to manage stormwater before it enters the storm drain network. South of the development area is the South Park area which is over an acre in area and includes both natural and improved open space. The improved area totals approximately 0.34 acres and includes children play structures, benches, paths and a bridge to access the area from the new buildings. Approximately 4.83 acres of the site would remain as unimproved open space including areas west and upslope from the buildings as well as within the South Park area. A total of 50 percent of the site would remain as natural open space as defined in the City's Hillside Design Guidelines. As shown on the building elevations (page A105 of the plans), the peaks of the proposed buildings are all below the ridgeline behind and west of the site.

There would be five apartment buildings. Buildings 1 and 2 would be three stories tall above semi-subterranean parking. Buildings 3, 4 and 5 would be four stories tall above the parking. The market and community center would be two stories tall above the parking level. At-grade, above and adjacent to the market/community center building would be a public plaza (the "Village Commons") of almost 10,000 square feet that includes seating, a water feature, a children's play area and other recreational amenities. South of the apartment buildings, the applicant proposes to improve the hillside with a recreational area while leaving most of the existing woodland intact. There would be a walking path, play structures and exercise stations in this area.

Landscaping would be planted around the proposed buildings, the surface parking areas and along the loop drive system. Other than the surface parking lots, all resident and customer parking would be in semi-subterranean, "tuck under" structures beneath each of the buildings. Trash would be stored in the parking garages. On collection days, bins would be moved to short-term at-grade pads adjacent to the buildings, then put away after collection. A storage enclosure would be provided for each apartment in half of the building level above the parking area.

Views of the site from neighboring properties are shown on pages A801 and A802 of the plans. Some of the neighboring structures are also shown on A802.

Architecture: The buildings are designed in a Contemporary style. Walls would be a combination of stucco, lap siding and painted concrete. Trim would be painted wood. Colors are earth-tones in complementary shades. Large areas of each of the walls of the residential buildings incorporate windows, introducing considerable light into the units. The residential buildings use horizontal and vertical articulation to break up the mass. The rooflines also vary and utilize gables to increase visual interest. The roofs would be a combination of composition shingle on the pitched roofs and rolled roofing on the flat area. Solar panels are proposed for each of the buildings.

The smaller building where the grocery store and community room would be located is proposed in the same style with the same materials and finishes but includes large windows on the east side of the building. Each of the floors of the building steps back up the hill, creating small sitting and eating spaces on the east side of the façade. The stairway and elevator columns are also styled in a way that breaks up the mass. In addition, the rooftop pergola adds interest while providing some shade for people using the rooftop recreation area.

Perspective drawings of the proposed project are shown on pages L1.02, L1.05, L1.07, and L1.08 of the plans. Building renderings are shown on pages A301 and A302. Building elevations are shown on pages A105, A202, A205, and A209. Building and site sections are shown on pages A106, A203, A206, and A208.

Landscaping: The existing hillside has a large number of trees, primarily oaks, concentrated for the most part south of the proposed development area. Almost half of the site (4.83 acres) would remain undisturbed. Of the 285 existing trees identified on the site, 55 are proposed for removal including 51 oaks, 1 Bay Laurel, 2 Stone Pines and 1 Australian Blackwood. A total of 210 trees are proposed to be planted including 55 Cathedral Live Oaks, Coast Live Oaks, California Black Oaks, Scrub Oaks, Brisbane Box, Olive specimens and Crepe Myrtle. The plans include an extensive landscape palette (see plans L3.01-L3.03) that relies on a variety of low-water using trees, shrubs and groundcovers. The overall landscape plan is depicted on pages L1.03 and L1.04 of the plans.

The South Park recreational area is the hillside area located south of the proposed buildings. This area totals approximately one acre with undisturbed hillside areas with existing landscaping including many mature trees. There would also be improved areas with landscaping and recreational amenities.

Lighting: Light poles with cut-off fixtures would be used along the internal driveway system and the surface parking areas. Low bollards would be used near buildings and along pathways. Recessed lighting would be installed in building overhangs and on stair risers. Examples of the fixtures are shown on sheet L2.04 of the plans. A photometric study was submitted (pages PH-1 and PH-2 of the plans) and shows illumination along the driveway system and near the buildings.

Grading/Drainage: Grading would occur to create the 5.07-acre development site, the off-site access road (on the easement owned by the applicant) to Los Gamos Drive, and, to a more limited extent, in the 0.34 acre improved open space area south of the proposed buildings. Grading is necessary to create the access to the site, the internal driveway system, building pads, and the landscaped areas, walls and paths near the buildings. Grading in the 0.34 acre improved open space area is proposed to create a walking path and pads for play structures and exercise equipment. Grading is depicted on the engineering plans, sheets C1, C2, C3 and C4.

A total of 88,000 cubic yards of dirt is proposed to be moved: 71,000 cubic yards of cut and 17,000 cubic yards of fill. A total of 54,000 cubic yards of dirt is proposed to be removed from the site. It is estimated by the City's Public Works Department that this would require 2,500 to 3,500 truck trips.

A number of retaining walls are proposed. In addition to the retaining wall that forms the upslope wall of each building, additional retaining walls are located upslope from Buildings 3, 4 and 5. One retaining wall with a maximum height of eight feet is proposed behind Building 3. Three walls, each with a maximum height of eight feet, are proposed behind Building 4. Two retaining walls, each with a maximum height of eight feet, are proposed behind Building 5. The site sections shown on page A106 of the plans generally depict the retaining walls within and behind the buildings. Walls behind the buildings are unlikely to be seen from offsite since the walls are shorter than the buildings.

Other retaining walls are located near the buildings to support landscape planters and pedestrian paths. A number of retaining walls are proposed to support the internal driveway system. In two locations, one on the north curve and one on the south curve, these walls would be over eight feet tall. Parallel walls are proposed to support the downhill side of the loop driveway north and east of Building 1. This becomes a single wall for most of the east side of Building 1 and east of the proposed market/community center building. A single retaining wall is proposed on the downhill side of the loop driveway east of Building 2. Retaining walls are also proposed on both the north and south sides of the entry driveway. These walls have a maximum height of approximately 5 feet. Other retaining walls are used to create two terraces south of the market/community building. The wall supporting the upper terrace is 16 feet tall. The wall supporting the middle terrace is 14 feet tall. Two 10 foot tall walls, separated by 5 feet, support the lowest terrace. These terraces are proposed to provide informal recreational amenities with a lawn at the upper level, seating areas with trellis covers and water features on the middle level, and seating with a fire-pit on the lowest levels. Each of these areas would also be landscaped with trees and shrubs as would the areas below and between the two lowest walls.

All retaining walls other than those behind the buildings would be concrete block construction with a stucco finish. Vines would trail over the top of the walls and trees and shrubs would be planted below them to create an effective screen. The walls behind Buildings 3, 4 and 5 would be “soil nail walls”, vertical retaining walls with large steel rods inserted deep into the hillside behind the wall. These walls would have a slurry concrete finish. These would also be screened by landscaping in areas where the retaining wall system extends beyond the walls of the buildings.

The Mitigated Negative Declaration includes the following description of stormwater management on the project:

The project design, prepared by Tarnoff Engineering Corporation, includes stormwater management utilizing bioretention areas which would result in peak stormwater flow rates from the site maintained in the proposed condition. The bioretention areas have been designed to account for enough storage volume to attenuate peak flows on and from the site. As such, the proposed project would not result in flooding on- or off-site.

It is required by Marin County and the City of San Rafael that the proposed development would not increase the discharged storm drain peak flow and volume. Because the site is currently vacant, development of the site with the proposed project would require attenuating the flow and volume of storm drain run-off discharged from the site. The Tarnoff Hydrology study prepared in April 2021 includes calculations for bioretention basins, infiltration planters and underground storage designed to eliminate impacts to water quality and quantity downstream. Construction level plans would 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 would result from the proposed project. Furthermore, the project would be required to satisfy BMPs and LID to minimize impacts from construction activities. For these reasons, the impact would be considered less than significant, and no mitigation would be required.

Mitigation Measures HYDRO-1 and HYDRO-2 include various steps to ensure that drainage is managed effectively and avoids off-site impacts. In addition, Mitigation Measure GEO-3 requires the preparation of a detailed drainage plan to address drainage and erosion control issues.

Other (such as Signage, Proposed Regulations, Design Guidelines, etc.): Because the project is a Multi-family Residential Development on an average slope greater than 25 percent, it is subject to the Hillside Design Guidelines (“HDG”). It is also subject to the development standards listed in the 2040 General Plan for Neighborhood Commercial Mixed Use projects. In addition, since the property is proposed to be rezoned to Planned Development, the project is required to have a minimum lot area of 2.5 acres. The site is 10.24 acres so the project complies with this standard. The General Plan requires that lots larger than five acres be within a Planned Development zone, which the applicant has proposed. The General Plan establishes a residential density of 8.7 to 24.2 dwelling units per acre. The proposed density is 18.75 dwelling units per acre. The General Plan has a 30-foot height limit for the site and a Floor Area Ratio (FAR) of 0.01 for the commercial component of the project since the slope exceeds 15 percent. The commercial component meets the FAR but the proposed maximum height of 58 feet exceeds the allowed height. Since 10 percent of the units are proposed to be affordable, the project qualifies as an affordable housing project and the applicant has applied for a density bonus with a waiver of the height limits as provided under the State Density Bonus law as described previously.

A project identification sign is proposed on the face of the lowest retaining wall at the top of the entry driveway. A mural is also proposed on the retaining wall at the lower level of the recreation area south of the market. Details of the sign and mural, such as size, lettering, and lighting have not been provided. The sign and mural are subject to a sign permit. Since the project would be new construction in a PD zone, the project must prepare a sign program which would be reviewed by the Design Review Board

for a recommendation to the Planning Commission (Mun. Code Sections 14.19.043 and .046). This would be required as a condition of approval.

All other development criteria for the site are found in the Hillside Design Guidelines. These criteria are discussed in detail below.

ANALYSIS

General Plan 2040 Consistency:

The property is proposed to be located within the Neighborhood Commercial Mixed Use (NCMU) Land Use Designation. The project is consistent with many General Plan policies including the following:

Land Use Policy LU-1.8 (Residential Density): The NCMU allows residential densities from 8.7 to 24.2 dwelling units per acre. The proposed density is 18.75 dwelling units per acre, so the project is consistent with the policy.

Land Use Policy LU-1.9 (Clustering): Clustering is recommended to “conserve environmentally sensitive or hazardous portions of a site....” The project utilizes clustering to keep the development area compact, preserving the majority of the significant trees on the southern portion of the site. The project is consistent with the policy.

Land Use Policy LU-1.10 (Intensity of Non-Residential Development): A maximum Floor Area Ratio (FAR) of 0.01 is allowed for properties with a slope greater than 15 percent. The commercial component of the project has an FAR of 0.01 so the project is consistent with the policy.

Land Use Policy LU-1.17 (Building Heights): The maximum allowed building height is 30 feet for the site. The proposed maximum building height is 58 feet. Since the applicant has applied for a density bonus, the applicant has requested that the height increase be granted as a waiver as provided under the State Density Bonus law as described previously. In no case may the City apply any development standard that will have the effect of physically precluding the construction of a qualifying density bonus development (Govt. Code section 65915(e)).

Community Design and Preservation Policy CDP-1.3 (Hillside Protection): The Policy seeks to protect the visual integrity and character of the hillsides by controlling development through the Hillside Design Guidelines (HDG). The project is consistent with a number of hillside design standards, including clustering to minimize grading and to avoid the appearance of larger, more massive structures, and the retention of the majority of significant trees on the property. The buildings utilize vertical and horizontal setbacks which are encouraged. The top floor of the residential buildings is pushed back from the lower floors on each of the buildings, but the buildings still present tall downhill facing elevations in a vertical plane. Gable ends face downhill, which is discouraged, rather than sloping the roofs with the hillside. The market/community center building has a two-story east facing wall consisting mostly of large windows. The floors of this building are also stepped-back up the hill, creating vertical articulation and providing outdoor seating space on the east façade. The use of large windows may be in response to the comment from the Planning Commission during the preliminary review hearing that the market should be given greater visibility. The project has an extensive landscape palette using low water using trees, shrubs and groundcovers. Some of the trees, including Brisbane Box, Cathedral Live Oak, and California Black Oak, are not on the list of approved trees in Appendix B of the HDG. The applicant has suggested that the Cathedral Live Oak is a more appropriate street tree as it generally takes a more vertical form rather than the spreading form of the Coast Live Oak

found in the list. Brisbane Box, although not on the list of approved trees, is very commonly used in California landscaping schemes. More detailed discussion of consistency with the HDG is below.

A complete listing of all the relevant General Plan Policies applicable to the project, and findings of consistency, are provided in the resolution for the General Plan Amendment and Zone Change (**Exhibit 1b**).

Zoning Ordinance Consistency:

The proposed land use is consistent with the proposed Neighborhood Commercial Mixed Use (NCMU) designation in the Land Use Element of the General Plan and the proposed Planned Development (PD) zoning. As noted in the Property Facts and Project Description, the project complies with the allowed residential density, commercial FAR, and required lot size. The project would not comply with the following standards:

Building Height (Land Use Policy LU-1.17)

Buildings up to 58 feet tall are proposed where the Policy allows a maximum height of 30 feet. Although this is a policy from the Land Use Element of the General Plan, there is no comparable standard in the proposed PD zone. The applicant is requesting a waiver pursuant to State Density bonus law. In no case may the City apply any development standard that will have the effect of physically precluding the construction of a qualifying density bonus development (Govt. Code section 65915(e)).

Resident and Customer Parking (Mun. Code Sec. 14.18.040)

A total of 171 covered parking spaces and 42 guest parking spaces are proposed to serve the residences. State law establishes a maximum number of parking spaces that may be required for affordable housing projects such as this. The maximum for this project is 246 spaces, so the proposed residential parking for the project is consistent with State law. The City's parking standards required 42 spaces to serve the market and community center; 12 customer spaces are proposed beneath the market/community center building. The applicant is requesting a concession from this development standard as provided for under State Density Bonus law.

San Rafael Hillside Design Guidelines:

The Hillside Design Guidelines serve as a guide for evaluating development on hillside properties. The project is a mixed-use development with residential and commercial components. The project complies with the following criteria:

- Grading should be kept to a minimum and performed in a way that respects significant natural features and visually blends with adjacent properties.
- Be compatible with the natural features, building location and existing open spaces of neighboring properties.
- Respect existing views, privacy, access to light and safety of neighboring properties.
- Avoid the unstable or hazardous portions of the site.
- Preserve "existing natural features" including:
 - Mature trees
 - Significant or unique vegetation grouping(s) which contributes to the character of the site
 - Topography
 - Drainage.
- When significant trees must be removed, replanting with approved species is recommended.
- Circulation and parking should be located and landscaped to minimize views from the valley floor, roads and neighboring properties.
- Parking should be located beneath buildings.

- Avoid building facades that are designed with a ground level wall of repetitive garage doors.
- Avoid long continuous building masses that create a “wall” effect and inhibit views.
- Facades should be articulated to produce shadows.
- Rooflines should avoid extended horizontal lines.
- Group usable open space should be provided and include a children’s play area of at least 400 square feet.
- Each unit should have private usable open space. Ground level spaces should have a minimum dimension of 12 feet and decks above-ground should have a minimum dimension of 8 feet.
- Color selection should show evidence of coordination with predominant colors and values of the surrounding landscape.
- Site lighting should minimize intrusion into adjacent properties, roadways, the hillside silhouette and the night sky.

The project utilizes clustered, compact development to minimize grading. Grading is generally confined to the northerly portion of the site which preserves the majority (230 of 285) of the existing trees and avoids one of the drainage paths crossing the site. A variety of low water using trees are proposed, though some (Brisbane Box, Cathedral Live Oak, California Black Oak) are not on the list of approved trees in Appendix B of the HDG. The Cathedral Live Oak is a tall spreading tree which seems like a good choice as a “street tree” alongside the driveway system. California Black Oaks are native to the state and widely distributed. Brisbane Box is a tall tree native to Australia that is commonly used in California landscaping.

Although the site is visible from State Highway 101 and properties to the east, development is located below the ridgeline behind the site. Keeping the developed portion of the project to the north side of the property helps preserve the existing views and privacy of the residential areas south of the site. The internal driveway system and parking are designed to be screened by the proposed buildings and landscaping. The project is divided into six buildings with each of the building pads at a different elevation. The distribution of massing into six separate buildings helps the project better conform to the hillside than if the project used fewer, more massive buildings.

The buildings utilize horizontal and vertical articulation to reduce the apparent building mass. Large windows introduce natural light and provide views to the east. There are both vertical and horizontal stepbacks in the building form as are encouraged by the HDG. The design includes gable ends on downhill elevations which are discouraged.

The project utilizes natural colors in exterior finishes for walls and roofing materials. Finishes are varied and include stucco and siding. The market/community center building has a two-story, east-facing wall primarily composed of large windows, which the HDG discourages. This is mitigated by the introduction of the outdoor seating areas at each of the levels of the building on the east façade, and the proposed trees east of the building that would provide a substantial screen. This may also be a design choice influenced by the request from the Planning Commission to make the market more visible. In addition, large windows are reasonable design choices for the intended use as a market and community center, providing the interior with considerable natural light and views to the east.

The HDG discourages the use of retaining walls taller than 4 feet upslope from structures, and 3 feet downslope. As noted previously, in some cases walls would up to 8 feet tall behind buildings, up to 8 feet tall upslope from the driveway, and up to 5 feet tall below roadways. The tallest portions of the walls behind the buildings are completely screened by the buildings. Walls elsewhere, including the walls up to 16 feet high between the market building and residential Building 2, are proposed to be screened by trees and shrubs below the walls and landscaping trailing over the top of the walls.

Each proposed dwelling unit would have a private balcony or patio of 72 to 143 square feet with a minimum dimension of 8 feet. Group useable open space would include a large plaza with seating and

large-scale chess board above the market. A children's play area totaling approximately 610 square feet with more seating would also be above the market. The recreational area above the market, including the children's play area, totals over 4,000 square feet. South of the market, there would be three terraced outdoor areas, with a lawn at the upper level, a covered seating area with a water feature on the middle level, and more seating around a fire ring at the lower level. Each of the terraces can be accessed by stairs. This recreational area is roughly the same size as the area above the market. There would also be a large (approximately 3,000 square foot) children's play area with a variety of play structures in the "South Park" area of the hillside south of the apartment buildings. This area would also include a circuitous path, seating areas and considerable area of undisturbed hillside. This area would be accessed via a metal bridge over the natural drainage gully that bisects the site from west to east. By condition of approval, the footings of the bridge must be kept away from the top edge of the gully.

Virtually all of the proposed parking is located beneath each of the buildings. Just 42 of the 225 parking spaces are at-grade and these are located on the driveway that is bordered to the east and west by the proposed buildings. None of these parking spaces would be visible from surrounding properties.

Light poles with cut-off fixtures would be used along the internal driveway system and the surface parking areas. Low bollards would be used near buildings and along pathways. Lighting is designed to minimize spillover onto neighboring properties.

In summary, the project appears to meet the overall intent of the Hillside Design Guidelines with certain exceptions.

Subdivision Ordinance Consistency:

An application has been submitted for a Vesting Tentative Parcel Map. The applicant proposes to combine the existing parcels and adjust the boundaries. Since the proposal involves four or fewer properties and is a Vesting Tentative Parcel Map, it is considered a Minor Subdivision (SRMC Sec. 15.03) and is processed under that section. The benefit to the developer to apply for a Vesting Tentative Parcel Map is that the "approval or conditional approval of a vesting tentative map shall confer a vested right to proceed with development in substantial compliance with the city of San Rafael ordinances, policies and standards adopted and in place on the date the vesting tentative map application has been deemed complete, as described in Section 66474.2 of the Subdivision Map Act" (SRMC Sec. 15.03.030(a)).

The site would be adequately served by various utilities as required by SRMC Sec. 15.06.020. The project is consistent with the standards found in SRMC Sec. 15.06.030 for minimum lot size, lot dimension and depth. No new public or private streets are proposed. Although the site does not have frontage on a public street, access to Los Gamos, via an easement owned by the applicant, is allowed as part of the proposed Planned Development district as provided by SRMC Sec. 15.06.040. The project will conform to the grading and fire protection standards listed in SRMC Secs. 15.06.110 and .120. Utilities will be undergrounded as provided by SRMC. The site is consistent with the standards of the Subdivision Ordinance.

DESIGN REVIEW BOARD RECOMMENDATION

At the public hearing of October 5, 2021, the Design Review Board reviewed the project, plans and attachments, and staff report. Following discussion, the Board unanimously recommended approval of the project subject to the following conditions:

- Mitigate the appearance of building height with darker color palette consistent with Hillside Design Guidelines and horizontal elements to break of visual appearance of massing
- Trees should be not planted in a uniform row but clustered with more natural spacing to the extent practicable for available planting area

- Mitigate impact the 10' – 16' tall retaining walls with step backs or other applications such as texture/colors/materials/or vegetation
- The project should return to the Board upon submitting for building permits to review consensus items.

The recommendations of the Design Review Board have been incorporated into the conditions of approval (**Attachment B to Exhibit 1c**).

ENVIRONMENTAL DETERMINATION

As required by the California Environmental Quality Act (CEQA), this project is subject to a review of potential environmental impacts. A Draft Mitigated Negative Declaration (DMND) was prepared to assess the potential environmental impacts of the project. The review concluded that the project has the potential to result in significant environmental effects in the following topics:

- Aesthetics
- Biological Resources
- Geology and Soils
- Air Quality
- Cultural and Tribal Cultural Resources
- Hydrology and Water Quality

Summary of Selected Topics, Potential Impacts and Mitigation Measures

Aesthetics

Aesthetic impacts are related to the potential for new on-site lighting to spill-over from the site. A mitigation measure is proposed to require that the project demonstrate compliance with required lighting levels of the Municipal Code and State Energy Code. With the implementation of this measure, potential project aesthetic impacts will be reduced to less than significant levels.

Air Quality

Potential impacts are related to dust generated during construction and exposure of the new residents to elevated cancer risk due to exposure to airborne fine particulate matter. Mitigation measures are proposed to control dust creation during construction. Other mitigation measures will require high efficiency air filters, ventilation system with positive pressure, and ongoing maintenance of the system in the new buildings. As part of the Air Quality analysis, greenhouse gas (GHG) emissions were evaluated. Based on the standards developed by the City and the Bay Area Air Quality Management District (BAAQMD), the project would not be in exceedance for GHG emissions, and no mitigation is required. With the implementation of the proposed measures, potential project air quality impacts will be reduced to less than significant levels.

Biological Resources

Potential impacts were due to the possibility of finding rare plants and migratory birds on the property. As mitigation, a rare plant survey will be conducted prior to construction. Tree and shrub removals are to be conducted outside of nesting season. Should removals occur during nesting season, a nesting bird survey is required. If any active bird's nests are found, work within 50 feet is to cease and a biologist contacted. With the implementation of these measures, potential project biological impacts will be reduced to less than significant levels.

Cultural and Tribal Cultural Resources

Potential impacts are related to the possibility that archaeological and cultural resources may be found during construction. If they are discovered, work is to stop until the discoveries can be assessed. If Native American resources are discovered, Native American topic experts, including tribal representatives, would be consulted. With the implementation of the proposed measures, potential project cultural and tribal cultural resources impacts will be reduced to less than significant levels.

Geology and Soils

A “design-level geotechnical investigation” will be prepared prior to construction to evaluate the conditions of the site in great detail and provide recommendations for construction methods to address any soil stability or drainage issues. If paleontological resources are discovered, work will stop until the resources can be assessed and appropriate measures taken to protect or preserve the resources. With the implementation of the proposed measures, potential project geology and soils impacts will be reduced to less than significant levels.

Hydrology and Water Quality

A detailed Stormwater Pollution Prevention Plan and/or an Erosion and Sediment Control Plan will be prepared to ensure that stormwater is appropriately handled onsite, and erosion and sediment are controlled. With the implementation of the proposed measures, potential project hydrology and water quality impacts will be reduced to less than significant levels.

The full text of the mitigation measures is contained within the Mitigation Monitoring and Reporting Program (MMRP) of the DMND. The mitigation measures have also been incorporated into the conditions of approval of the project.

The Draft Mitigated Negative Declaration was available for review at the Community Development Department and posted on the project web page. Pursuant to the provisions of the California Environmental Quality Act Guidelines, the Draft Mitigated Negative Declaration was available for public review for a period of 30 days. The public review period commenced on Tuesday, November 2, 2021, and closed on Tuesday, November 30, 2021. As of the writing of this staff report, comments have been received from one agency, the California Department of Fish and Wildlife (CDFW). In summary, those comments recommended mitigation measures or conditions of approval to address potential impacts to one of the drainageways, loss of oak trees, burrowing owls, the American badger, roosting bats and special-status plants. Revised mitigation measures have been included in the Mitigation Monitoring Reporting Program. The conditions of approval also reflect the recommendations of the CDFW. The comments, and the response to the comments, are included in the Final Draft Mitigated Negative Declaration (**Exhibit 2**).

NEIGHBORHOOD MEETING / PUBLIC NOTICE

The applicant conducted a virtual neighborhood meeting on the project on September 30, 2021, from 6 to 8 p.m. on Zoom. City staff did not attend the meeting. According to the applicant, a few people participated and provided generally positive comments about the project.

As of the writing of this staff report, four comments have been received from the public (**Exhibit 5**). In summary, the comments make the following points:

- Construction may block access to the office at 1401 Los Gamos Road. The building manager should be provided 72 hours' notice of any partial closure of the road. Alternatively, the blocked access south of the office building should be opened during road disturbance.
- Traffic exiting the new project could present a hazard to vehicles exiting the office property. A red stop sign should be installed at the exit to the new project.
- In order to protect the office at 1401 Los Gamos from erosion or slides, the owners of the new project should be informed they are liable for damage.
- The new project would loom behind the office building. Mature trees should be planted directly behind the building at 1401 Los Gamos. A fence should be installed near the outdoor decks behind the office building until the trees mature.
- Wildlife on the site, including deer, turkeys and coyotes, would be disrupted.
- The proposed project is excessive in light of limited water supplies, the climate crisis, drought, traffic, increasing crime rates and other housing projects approved nearby.
- The project will help provide needed housing and is well designed.

In response to these comments, conditions have been added to require notification of the building manager at 1401 Los Gamos Road should construction activity be planned to block the road, and a traffic sign will be required near the bottom of the driveway for the site. It is noted that the project proposes to plant numerous trees along the edge of the site near the existing office building. Although the existing wildlife could be affected, the Mitigated Negative Declaration determined that no protected species were anticipated to be significantly affected. A mitigation measure is included to protect nesting birds that might be found on the site (BIO-1). As to the question of potential liability due to ground failure, the MND requires, as a mitigation measure, that a detailed geotechnical evaluation be prepared to evaluate potential areas of instability and specify project design to address those areas (GEO-2). As to the impacts on traffic, as documented in the MND the project would have less-than-significant impacts on Levels of Service and Vehicle Miles Traveled. As to the comments related to water supply and drought, responsible public agencies have stated that, as conditioned, the project can be adequately supplied with water. As to the comment on climate, the MND documented that the project would have less-than-significant impacts on greenhouse gases, which in combination with water supply, is the closest relevant response. As to the comment on increasing crime rates, the Police Department has reviewed the proposal and has not objected. In addition, the MND determined that the project would not pose a risk to public safety or impact levels of service.

Notice of hearing for the project was conducted in accordance with noticing requirements contained in Chapter 29 of the Zoning Ordinance. A Notice of Public Hearing was mailed to all property owners and occupants within a 300-foot radius of the subject site and the Mont Marin/San Rafael Park Neighborhood Association, and all other interested parties, on November 1, 2021, and an additional notice was mailed on November 30, 2021, over 15 days prior to the date of all meetings, including this hearing. Public notice was also posted on the subject site 15 calendar days prior to the date of all meetings, including this hearing.

CONCLUSION

The project proposes additional housing on a challenging site. The proposed General Plan Amendment to Neighborhood Commercial Mixed Use seems appropriate for the project. The incorporation of the grocery store would be beneficial to the residents and help reduce traffic and air quality impacts. The proposed zone change to a Planned Development is appropriate as a way to produce the mixed-use, relatively high density housing proposed on this somewhat hilly site.

The project generally meets the intent of the Hillside Design Guidelines in that it minimizes grading and maximizes the preservation of the existing landscape and topography. Separating but clustering the buildings helps the project conform to the hillside while minimizing the building footprint. The tradeoff is that the buildings are rather tall and boxy. The proposed landscaping scheme appears reasonable; the use of replacement oaks is especially welcome.

OPTIONS

The Planning Commission has the following options:

1. Adopt the Resolutions recommending to the City Council a) adoption of the Mitigated Negative Declaration and MMRP; b) approval of the General Plan Amendment; c) approval of the Zone Change; d) approval of the Vesting Tentative Parcel Map with conditions; e) approval of the Environmental and Design Review application with conditions; or
2. Recommend approval of the applications with certain modifications, changes or additional conditions of approval; or
3. Continue the hearing (to a date certain or an undefined date) to allow the applicant to address any of the Commission's comments or concerns; or

4. Recommend that the project be denied.

EXHIBITS

1. Draft Resolutions
 - a) Exhibit 1a: Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
 - b) Exhibit 1b: General Plan Amendment and Zone Change
 - c) Exhibit 1c: Environmental and Design Review Permit and Vesting Tentative Parcel Map
2. [Initial Study/Mitigated Negative Declaration, updated December 8, 2021](#) (online link)
3. [Response to IS/MND Memorandum, dated December 7, 2021](#) (online link)
4. Project description, dated March 24, 2021
5. [Project Plans, dated May 15, 2021](#) (online link)
6. Public Correspondence

RESOLUTION NO. 21-__

RESOLUTION OF THE CITY OF SAN RAFAEL PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL ADOPTION OF AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND APPROVAL OF THE MITIGATION MONITORING AND REPORTING PROGRAM FOR A GENERAL PLAN AMENDMENT (GPA 20-001), ZONE CHANGE (ZC 20-002), VESTING TENTATIVE PARCEL MAP, AND ENVIRONMENTAL AND DESIGN REVIEW PERMIT (ED 20-058), FOR THE CONSTRUCTION OF A MIXED-USE PROJECT CONSISTING OF 192 RESIDENTIAL APARTMENT UNITS, A 5,600 SQUARE-FOOT MARKET, A 5,000 SQUARE FOOT COMMUNITY CENTER, AND 225 AT-GRADE AND SEMI-SUBTERRANEAN PARKING SPACES, ON A 10.24 ACRE SITE LOCATED AT THE SOUTHERLY TERMINUS OF LOS GAMOS ROAD NORTH OF OLEANDER DRIVE

**(THE NEIGHBORHOOD AT LOS GAMOS)
(APNS: 165-220-06 AND 165-220-07)**

WHEREAS, on December 22, 2020, the applicants submitted applications for a General Plan Amendment (GPA 20-001) from Hillside Resource Residential to Neighborhood Commercial Mixed Use; Zone Change (ZC 20-002) from Planned District – Hillside Development Overlay District (PD-H) and Residential – Hillside Development Overlay District (R2a-H) to Planned Development District (PD); Vesting Tentative Parcel Map to combine and adjust the boundaries of the existing parcels; and Environmental and Design Review (ED 20-058) for a mixed-use project with 192 multi-family residential units; an approximately 5,600-square-foot market; a 5,000-square-foot community center; and 225 at-grade and semi-subterranean parking spaces; on a 10.24 acre site located at the southerly terminus of Los Gamos Road north of Oleander Drive; and

WHEREAS, on September 30, 2021, the applicant held a Neighborhood Meeting via zoom which was duly noticed to the residents and property owners within 300’ of the project site and notice of the meeting was also posted on the site; and

WHEREAS, on October 5, 2021, the project was considered by the Design Review Board (DRB) which recommended approval of the project subject to conditions to reconsider a darker color palette for the walls of the structures, to try to provide a more natural and less formal arrangement of the proposed trees on the project, to mitigate the impact of the tall retaining walls in the Village Commons, and for the project to come back for final review of the design details by the DRB when building permits were submitted; and

WHEREAS, as required by the California Environmental Quality Act (CEQA) Guidelines, staff determined that the applications for a general plan amendment, zone change, vesting tentative parcel map, and environmental and design review permits, are a ‘project,’ making it subject to environmental review. Pursuant to CEQA Guidelines Section 15063, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared to determine the potential environmental impacts of the project. The IS/MND is supported by several technical studies including air quality, noise, geotechnical and traffic); and

WHEREAS, as demonstrated in the preparation of the Initial Study/Mitigated Negative Declaration (IS/MND), all potentially significant effects on the environment identified in the IS/MND can be mitigated to less-than-significant levels with implementation of the recommended mitigation measures, including impacts to aesthetics, air quality, biologic resources, cultural and tribal resources, geology and soils, and hydrology and water quality consistent with CEQA Guidelines; and

WHEREAS, consistent with the requirements of the CEQA Guidelines, a Mitigation Monitoring and Reporting Program (MMRP), contained herein as Attachment A, has been prepared to ensure implementation of, and compliance with, all conditions required to mitigate any environmental impact to a level of less than significant. All the identified mitigation measures have also been included as conditions of project approval; and

WHEREAS, the project, including the Notice of Availability of the IS/MND, along with the planning applications, was publicly noticed 30 days in advance of the Planning Commission hearing, through the following means: 1) the subject site was posted; 2) publishing a legal ad in the Marin Independent Journal, a local newspaper of general circulation in the area, on November 1, 2021; and 3) notices were mailed to surrounding property owners within 300 feet, pertinent agencies (including responsible and trustee agencies), organizations and special interest groups in conformance with the CEQA Guidelines; and

WHEREAS, copies of the IS/MND were submitted to the State Office of Planning and Research (OPR) and made available for a 30-day review period by pertinent agencies and interested members of the public, commencing on November 2, 2021 and concluding on November 30, 2021; and

WHEREAS, the City has evaluated the comments received by public agencies, utilities, organizations, special interest groups and persons who have reviewed the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, including the letter received from the California Department of Fish and Wildlife, commenting on the adequacy of the Initial Study/Mitigated Negative Declaration and recommending additional mitigation measures and conditions. Staff has added these mitigation measures to the revised MMRP and MND and additional conditions to the discretionary approvals; and

WHEREAS, on December 14, 2021, the Planning Commission held a duly-noticed public hearing on the proposed project, the IS/MND and MMRP, and the applications for General Plan Amendment, Zone Change, Vesting Tentative Parcel Map, and Environmental Design Review Permits, for the mixed-use project at the terminus of Los Gamos Drive, accepting all oral and written public testimony and the written report of the Department of Community Development. The Planning Commission considered all oral and written public testimony and the written report of the Community Development Department, as well as the comments received by public agencies, utilities, organizations, special interest groups and persons who have reviewed the IS/MND and MMRP, and the responses to those comments; and

WHEREAS, the custodian of documents which constitute the record of proceedings upon which this decision is based is the Community Development Department.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of San Rafael does hereby recommend that the City Council adopt the Mitigated Negative Declaration and approval of the Mitigation Monitoring and Reporting Program as presented in Attachment A based on the findings that:

- a) The Planning Commission exercised its independent judgment in evaluating the Mitigated Negative Declaration which has been considered in conjunction with the comments received during the public review period and at the Planning Commission hearing. Based on this review, the Planning Commission has determined that: 1) there is no substantial evidence that the project will have a significant impact on the environment; and 2) project mitigation measures have been incorporated into the project which will reduce the potential impacts to less-than-significant levels.
- b) A Mitigation Monitoring and Reporting Program has been prepared for adoption to ensure implementation of, and compliance with, all conditions required to mitigate any impact to a less-than-significant level. All mitigation measures have also been included as conditions of the project's approval in a separate resolution.

The foregoing Resolution was adopted at the regular meeting of the City of San Rafael Planning Commission held on the 14th day of December 2021.

Moved by Commissioner _____ and seconded by Commissioner _____.

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

SAN RAFAEL PLANNING COMMISSION

ATTEST: _____ BY: _____
Leslie Mendez, Secretary Shingai Samudzi, Chair

Attachment A Mitigation Monitoring and Reporting Program

Exhibit 1a
Attachment A

MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM
Los Gamos Apartments

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
I. AESTHETICS					
I(d). Mitigation Measure AES-1: Prior to the Building Permit final inspection, the project applicant shall submit to the satisfaction of the Community Development Department Director, a post-installation photometric lighting study showing that the lighting on site complies with the approved lighting levels per ED18-100 and the requirements of SRMC 14.16.227. The project applicant shall also demonstrate to the Building Division that outdoor lighting fixtures meet the requirements of the California Energy Code (known as Part 6, Title 24 of the California Code of Regulations)	Require as a condition of approval	Planning Division	Incorporate as condition of project approval	Deny project	
		Building Division	Planning Division verifies appropriate plan/study obtained prior to issuance of building permit	Deny issuance of building permit or halt work in reliance of the permit if the lighting study does not demonstrate compliance	
III. AIR QUALITY					
III (b). Mitigation Measure AQ-1: Include basic measures to control dust and exhaust during construction. During any construction period ground disturbance, the applicant shall ensure that the project contractor implement measures to control dust and exhaust. Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to a less-than-significant level. The contractor shall implement the following best management practices that are required of all projects: 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.	Require as a condition of approval Project sponsor obtains approvals from appropriate agencies prior to issuance of building permits	Planning Division	Incorporate as condition of project approval	Deny project	
		Building Division	Building Division verifies appropriate approvals obtained prior to issuance of building permit If construction activity is found out of compliance, Project sponsor halts work immediately	Deny issuance of building permit Stop Work Order or revocation of permit	

MITIGATION MONITORING AND REPORTING PROGRAM
Los Gamos Apartments

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<ol style="list-style-type: none"> 2. All haul trucks 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 miles per hour (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. 6. 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. 7. 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. 8. Post a publicly visible sign with the telephone number and person to contact at the City of San Rafael Building Division 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. 	<p>Require as a condition of approval</p> <p>Project sponsor provides equipment list prior to issuance of building permits</p>	<p>Planning Division</p> <p>Public Works Department / Building Division</p>	<p>Incorporate as condition of project approval</p> <p>Building Division verifies appropriate approvals obtained prior to issuance of</p>	<p>Deny project</p> <p>Deny issuance of building permit</p>	
<p>III(b). Mitigation Measure AQ-1a: All diesel-powered off-road equipment, larger than 25 horsepower, operating on the site for more than two days continuously shall, at a minimum, meet U.S. EPA particulate matter emissions standards for Tier 2 engines with CARB-certified Level 3 Diesel Particulate Filters or equivalent.</p>					

MITIGATION MONITORING AND REPORTING PROGRAM
Los Gamos Apartments

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<ul style="list-style-type: none"> • The use of equipment meeting U.S. EPA Tier 4 standards for particulate matter would also meet this requirement. • Use of equipment that includes alternatively-fueled equipment (i.e., non-diesel) would meet this requirement. • Other measures may be the use of added exhaust devices, or a combination of measures, provided that these measures are approved by the City and demonstrated to reduce community risk impacts to less-than-significant levels. 			building permit		
			If construction activity is found out of compliance, Project sponsor halts work immediately	Stop Work Order or revocation of permit	
<p>III(c) Mitigation Measure AQ-2: Include high-efficiency particulate filtration systems in residential ventilation systems. The project shall include the following measures to minimize long-term increased cancer risk and annual PM2.5 exposure for new project occupants:</p>	Require as a condition of approval	Planning Division	Incorporate as condition of project approval	Deny project	
	Project sponsor obtains approvals from appropriate agencies prior to issuance of building permits	Building Division	Building Division verifies appropriate approvals obtained prior to issuance of building permit	Deny issuance of building permit	
<ol style="list-style-type: none"> 1. Install air filtration in residential dwellings. Air filtration devices shall be rated MERV 13 or higher. To ensure adequate health protection to sensitive receptors (i.e., residents), this ventilation system, whether mechanical or passive, all fresh air circulated into the dwelling units shall be filtered, as described above. 2. As part of implementing this measure, an ongoing maintenance plan for the buildings' heating, ventilation, and air conditioning (HV AC) air filtration system shall be required. 3. Ensure that the use agreement and other property documents: (1) require cleaning, maintenance, and monitoring of the affected buildings for air flow leaks, (2) include assurance that new owners or tenants are provided information on the ventilation system, and (3) include provisions that fees associated with owning or leasing a unit(s) in the building include funds for cleaning, maintenance, monitoring, and replacements of the filters, as needed. 					

MITIGATION MONITORING AND REPORTING PROGRAM
Los Gamos Apartments

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
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IV. BIOLOGICAL RESOURCES

IV(a). Mitigation Measure BIO-1a: The project sponsor shall conduct pre-construction surveys prior to initiation of any construction activities, including the following:

- Rare Plant Survey. Prior to initiation of construction, a qualified botanist will survey for this species during their blooming season (April through November) to ensure these plants are not impacted. If individual plants are located within the development footprint, the qualified botanist will transplant individual plants to an area with the habitat requirements for this species in an area that will remain undisturbed within the Project Area.

Require as a condition of approval

 Project sponsor designates qualified professional prior to start of construction and obtains approvals from appropriate agencies prior to issuance of building permits

Planning Division

 Planning / Building Division

Incorporate as condition of project approval. Project applicant conducts pre-construction survey before permit issuance.

 Planning / Building Division verifies survey conducted prior to issuance of building permit

Deny project

 Deny issuance of building permit

- Special-Status Plant Survey and Avoidance. A qualified botanist shall conduct surveys during the appropriate blooming period for all special-status plants that have the potential to occur on or adjacent to the Project area prior to the start of ground-disturbing activities and prepare a report documenting survey findings. Habitat adjacent to the Project area should be surveyed if the Project may have indirect impacts off-site as a result of changes to hydrological conditions or other indirect impacts. More than one year of surveys may be necessary. Surveys and reporting shall be conducted following *Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Sensitive Natural Communities*. Surveys shall be submitted to CDFW for review and written acceptance. If special-status plants are found during surveys, the Project shall be re-designed to avoid impacts to special-status plants. If impacts to any special-status plants cannot be avoided completely

Require as a condition of approval

 Project sponsor designates qualified professional prior to start of construction and obtains approvals from appropriate agencies prior to issuance of building permits

Planning Division

If biological resources are discovered during construction, Project sponsor stops work immediately

Stop Work Order or revocation of permit

MITIGATION MONITORING AND REPORTING PROGRAM
Los Gamos Apartments

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<p>during construction, the Project shall provide mitigation including on-site restoration, off-site habitat preservation, or another method accepted in writing by CDFW. The qualified botanist shall be knowledgeable about plant taxonomy, familiar with plants of the region, and have experience conducting botanical field surveys according to vetted protocols.</p>					
<ul style="list-style-type: none"> Tree Removal and Migratory Bird Protection. Tree and shrub removal will be conducted between September 1 and February 14, outside of nesting bird season, to the extent possible. Tree removal between February 15 and August 31 will require a nesting bird survey by a qualified biologist no more than 7 days prior to work occurring. 	<p>Require as a condition of approval.</p>	<p>Planning Division</p>			
<ul style="list-style-type: none"> Active Bird Nest. If at any time of the year an active bird nest is observed within or near work sites, work within 50 feet of the observed nest shall cease, care shall be taken not to disturb the nest, and the work supervisor shall contact designated biologist for guidance on how to proceed. A no-work buffer will be implemented by the biologist as appropriate to protect the nest until the young have fledged. 	<p>Require as a condition of approval.</p>	<p>Planning Division</p>			
<ul style="list-style-type: none"> Bat Tree Habitat Assessment and Surveys. Prior to any tree removal, a qualified biologist shall conduct a habitat assessment for bats. The habitat assessment shall be conducted a minimum of 30 to 90 days prior to tree removal and shall include a visual inspection of potential roosting features (e.g., cavities, crevices in wood and bark, exfoliating bark, and suitable canopy for foliage roosting species). If suitable habitat trees are found, they shall be flagged or otherwise clearly marked and tree trimming or removal shall not proceed unless 	<p>Require as a condition of approval.</p>	<p>Planning Division</p>			

MITIGATION MONITORING AND REPORTING PROGRAM
Los Gamos Apartments

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)	
<p>the following occurs: a) in trees with suitable habitat, presence of bats is presumed, or documented during the surveys described below, and removal using the two-step removal process detailed below occurs only during seasonal periods of bat activity, from approximately March 1 through April 15 and September 1 through October 15, or b) after a qualified biologist conducts night emergence surveys or completes visual examination of roost features that establish absence of roosting bats.</p>	<p>Two-step tree removal shall be conducted over two consecutive days, as follows:</p>	<ul style="list-style-type: none"> the first day (in the afternoon), under the direct supervision and instruction by a qualified biologist with experience conducting two-step tree removal, limbs and branches shall be removed by a tree cutter using chainsaws only; limbs with cavities, crevices or deep bark fissures shall be avoided; and the second day the entire tree shall be removed. 	<p>Require as a condition of approval.</p> <p>Prior to the issuance of building permits, project sponsor designates qualified professional prior to start of construction and conduct assessments and surveys.</p>	<p>Planning Division</p> <p>Planning / Building Division</p>	<p>Incorporate as condition of project approval.</p> <p>Prior to issuance of building permit, qualified professional coordinates with CDFW to find appropriate off-site burrow locations.</p> <p>Prior to issuance of building permit,</p>	<p>Deny issuance of building permit</p> <p>Stop work if final survey discovers burrowing owls.</p>
<p>IV(a). Mitigation Measure BIO-1b: Burrowing Owl Habitat Assessment, Surveys, and Avoidance. Prior to Project activities, a habitat assessment shall be performed following Appendix C: Habitat Assessment and Reporting Details of the CDFW Staff Report on Burrowing Owl Mitigation4(CDFW 2012 Staff Report). The habitat assessment shall extend at least 492 feet (150 meters) from the Project site boundary or more where direct or indirect effects could potentially extend offsite (up to 500 meters or 1,640 feet) and include burrows and burrow surrogates. If the habitat assessment identifies potentially suitable burrowing owl habitat, then a qualified biologist shall conduct surveys</p>	<p>Require as a condition of approval.</p> <p>Prior to the issuance of building permits, project sponsor designates qualified professional prior to start of construction and conduct assessments and surveys.</p>	<p>Planning Division</p> <p>Planning / Building Division</p>	<p>Incorporate as condition of project approval.</p> <p>Prior to issuance of building permit, qualified professional coordinates with CDFW to find appropriate off-site burrow locations.</p> <p>Prior to issuance of building permit,</p>	<p>Deny issuance of building permit</p> <p>Stop work if final survey discovers burrowing owls.</p>		

MITIGATION MONITORING AND REPORTING PROGRAM
Los Gamos Apartments

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<p>following the CDFW 2012 Staff Report survey methodology. Surveys shall encompass the Project site and a sufficient buffer zone to detect owls nearby that may be impacted commensurate with the type of disturbance anticipated, as outlined in the CDFW 2012 Staff Report, and include burrow surrogates such as culverts, piles of concrete or rubble, and other non-natural features, in addition to burrows and mounds. Time lapses between surveys or Project activities shall trigger subsequent surveys, as determined by a qualified biologist, including but not limited to a final survey within 24 hours prior to ground disturbance. The qualified biologist shall have a minimum of two years of experience implementing the CDFW 2012 Staff Report survey methodology resulting in detections. Detected burrowing owls shall be avoided pursuant to the buffer zone prescribed in the CDFW 2012 Staff Report and any passive relocation plan for non-nesting owls shall be subject to CDFW review.</p>	<p>Final survey to be conducted within 24 hours of ground disturbance.</p> <p>Prior to issuance of building permits, project sponsor designates qualified professional prior to start of construction to coordinate with CDFW to find appropriate off-site burrow locations.</p>		<p>Planning / Building Division verifies permanent preservation of off-site burrow locations is satisfactory to CDFW.</p> <p>Incorporate as condition of project approval. Qualified professional conducts pre-construction survey before permit issuance.</p> <p>Planning / Building Division verifies survey conducted prior to issuance of building permit</p>		
<p>Burrowing Owl Wintering Habitat Mitigation. If the Project would impact an occupied burrow (where a non-nesting wintering owl would be evicted as described above), the following habitat mitigation shall be implemented prior to Project construction:</p>	<ul style="list-style-type: none"> Impacts to each burrow site shall be mitigated by permanent preservation of two occupied burrow sites with appropriate foraging habitat within Marin County, unless otherwise approved by CDFW, through a conservation easement and implementing and funding a long-term management plan in perpetuity. 				
<p>The Project may implement alternative methods for preserving habitat with written acceptance from CDFW.</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>IV(a); Mitigation Measure BIO-1c: American Badger Preconstruction Wildlife Survey. Within one week prior to initiation of construction, a qualified biologist will survey the Project Area for potential American badger burrows. If potentially occupied burrows are detected, an avoidance buffer will be approved by CDFW, and established to protect the burrow from construction impacts. If a sufficient buffer cannot be established, the biologist will prepare a relocation plan to be approved by CDFW and implemented prior to initiation of construction. If construction is suspended for more than 1 week or is initiated in an area more than 2500 feet from active construction, a new survey will be performed prior to re-starting work or starting work in new areas.</p>	<p>Require as a condition of approval.</p> <p>Prior to the issuance of building permits, project sponsor designates qualified professional to conduct assessment and surveys and to prior to start of construction.</p> <p>Require as a condition of approval.</p> <p>Prior to issuance of building permits, project sponsor designates qualified professional prior to start of construction to coordinate with CDFW to find appropriate off-site burrow locations.</p>	<p>Planning Division</p> <p>Planning / Building Division</p>	<p>Incorporate as condition of project approval. Qualified professional conducts assessments and surveys as outlined in the mitigation measure and provides copy of results to Planning Division.</p> <p>Planning / Building Division verifies assessments and surveys conducted prior to issuance of building permit.</p> <p>Planning / Building Division verifies final survey was conducted within 24 hours of ground disturbance..</p>	<p>Deny issuance of building permit</p> <p>Stop work if final survey discovers suitable habitat trees.</p> <p>Deny issuance of building permit</p>	

MITIGATION MONITORING AND REPORTING PROGRAM
Los Gamos Apartments

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
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V. CULTURAL RESOURCES

V(b). 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 dart 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).

Require as a condition of approval
 Project sponsor designates qualified professional pursuant to NAHC requirements and obtains approvals from appropriate agencies prior to issuance of building permits

Planning Division
 Planning /Building Division

Incorporate as condition of project approval
 Project sponsor to halt work immediately upon discovery of unknown resources
 Planning / Building Division verifies appropriate professionals/approvals obtained prior to issuance of building permit

Deny project
 Halt building permit

V(c). 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, Project proponent, County of Marin, and MLD shall make all reasonable efforts to develop an agreement for the treatment, with appropriate dignity, of

Require as a condition of approval
 Project sponsor designates qualified professional pursuant to NAHC requirements and obtains approvals from appropriate agencies prior to issuance of building permits

Planning Division
 Planning /Building Division

Incorporate as condition of project approval
 Project sponsor to halt work immediately upon discovery of unknown resources
 Planning / Building Division verifies appropriate professionals/approvals obtained prior to issuance of

Deny project
 Halt building permit

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Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
any human remains and associated or unassociated funerary objects (CEQA Guidelines Section 15064.5[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.			building permit Project sponsor to halt work immediately upon discovery of cultural resources	Stop Work Order or revocation of permit	

VII. GEOLOGY AND SOILS

<p>VII(a)(ii). Mitigation Measure GEO -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 recommendations include design of new structures in accordance with the provisions of the 2019 California Building Code or subsequent codes in effect when final design occurs. Final project design shall be consistent with the recommended seismic design coefficients and spectral accelerations are presented in the findings presented in Section 5.1 of the December 7, 2020 MPEG report.</p>	Require as a condition of approval	Planning Division	Incorporate as condition of project approval	Deny project
	Project sponsor prepare a design-level geotechnical investigation prepared by a qualified and licensed geotechnical engineer and submit the report to the City Engineer	Public Works Department	Public Works Department / Building Division verifies appropriate design-level report prior to issuance of building permit	Deny issuance of building permit
<p>VII(a)(iv). Mitigation Measure GEO-2: Supplemental exploration with exploratory trenches and geology site inspection/mapping further upslope shall be performed to better evaluate the potential for instability. Most of the suspected areas of instability within the site will be removed as part of the planned excavation and building construction. Undeveloped areas of instability within the project site should be over-excavated, subsurface drainage installed, and backfilled with engineered fill. Global stability of the site should be checked as part of building wall design. Debris catchment structure or deflection wall/berm may be needed upslope of the planned buildings if debris flow paths cross planned structures. Final project design shall be consistent</p>	Require as a condition of approval	Planning Division	Incorporate as condition of project approval	Deny project
	Project sponsor prepare a design-level drainage system design prepared by a qualified and licensed civil engineer and submit the report to the City Engineer	Public Works Department	Public Works Department/ Building Division verifies appropriate design-level report prior to issuance of building permit	Deny issuance of building permit

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Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<p>with the recommended findings presented in Chapter 5 of the December 7, 2020 MPEG report.</p>					
<p>VII(b). Mitigation Measure GEO-3: 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. Planned improvements or structures on shallow foundations should be setback from the unimproved drainage channel. The recommended setback distance is a 3:1 inclination from the channel bed or 10 feet from top of bank, whichever is greater. The site drainage system shall be designed to collect surface water from the maximum credible rainfall event and discharging it into an established storm drainage system. The project Civil Engineer is responsible for designing the site drainage system.</p>	<p>Require as a condition of approval</p> <p>Project sponsor prepare a design-level drainage system design prepared by a qualified and licensed civil engineer and submit the report to the City Engineer</p>	<p>Planning Division</p> <p>Public Works Department</p>	<p>Incorporate as condition of project approval</p> <p>Public Works Department/ 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>	
<p>In addition, an erosion control plan shall be developed prior to construction per the current guidelines of the California Stormwater Quality Association’s Best Management Practice Handbook. Additionally, regular monitoring of the upslope areas shall be performed, particularly during and following periods of heavy rainfall. Regular maintenance of upslope areas should also be performed and should include maintaining vegetative cover on slopes, clearing debris from the v-ditches and drain inlets, and promptly repairing any erosion or shallow instabilities that occur. Final project design shall be consistent with the recommended findings presented in Chapter 5 of the December 7, 2020 MPEG report.</p>					
<p>VII(d). Mitigation Measure GEO-4: Soils subgrades and fills shall be moisture conditioned above the optimum moisture content during site grading and maintained at this moisture content until imported aggregate base and/or</p>	<p>Require as a condition of approval</p> <p>Project sponsor obtains approvals from appropriate</p>	<p>Planning Division</p> <p>Public Works Department/B</p>	<p>Incorporate as condition of project approval</p> <p>Public Works Department/ Building</p>	<p>Deny project</p> <p>Deny issuance of building permit</p>	

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Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<p>surface flatwork is completed. Retaining structures shall be designed with a soil creep load where walls retain sloping ground. Foundations shall be designed to account for some expansive soil movement. Final project design shall be consistent with the recommended findings presented in Chapter 5 of the December 7, 2020 MPEG report.</p>	<p>agencies prior to issuance of building permits</p>	<p>Building Division</p>	<p>Division verifies appropriate approvals obtained prior to issuance of building permit</p>		
<p>VII(f). Mitigation Measure GEO-5: 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.</p>	<p>Require as a condition of approval</p> <p>Project sponsor shall designate qualified paleontologist, consult with agencies as appropriate 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 and bedrock, all ground-disturbing activities within 25 feet shall be halted. Planning / Building Division contacted and appropriate agencies alerted to discoveries</p>	<p>Deny project</p> <p>Halt building permit</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</p>					

MITIGATION MONITORING AND REPORTING PROGRAM
Los Gamos Apartments

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<p>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>“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.”</p>					

X. HYDROLOGY AND WATER QUALITY

<p>X(a). Mitigation Measure HYDRO-1: Prior to issuing a grading or building permit, the project applicant shall prepare a Stormwater Pollution Prevention Plan (SWPPP) and/or Erosion and Sediment Control Plan (ESCP) in accordance</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>	
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MITIGATION MONITORING AND REPORTING PROGRAM
Los Gamos Apartments

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<p>with the requirements of the statewide Construction General Permit and the City of San Rafael Department of Public Works. The SWPPP shall be prepared by a Qualified SWPPP Developer (QSD). The SWPPP shall include the minimum Best Management Practices (BMPs) required for the identified risk level. The SWPPP shall be designed to address the following objectives:</p>	<p>Project sponsor submits SWPP/ESCP to San Rafael Department of Public Works prior to issuance of building permits</p>	<p>Public Works Department</p>	<p>Public Works Department verifies appropriate approvals obtained prior to issuance of building permit</p>	<p>Deny issuance of building permit</p>	
<ol style="list-style-type: none"> 1) All pollutants and their sources, including sources of sediment associated with construction, construction site erosion, and all other activities associated with construction activity are controlled; 2) Where not otherwise required to be under a Regional Water Quality Control Board permit, all non-stormwater discharges are identified and either eliminated, controlled, or treated; 3) Site BMPs are effective and result in the reduction or elimination of pollutants in stormwater discharges and authorized non-stormwater discharges from construction activity. The erosion and sediment control plan shall include the rationale used for selecting BMPs including supporting soil loss calculations, as necessary; 4) Stabilization BMPs installed to reduce or eliminate pollutants after construction are completed. 5) BMP implementation shall be consistent with the BMP requirements in the most recent version of the California Stormwater Quality Association Stormwater Best Management Handbook-Construction or the Caltrans Stormwater Quality Handbook Construction Site BMPs Manual. 	<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>X(a). Mitigation Measure HYDRO-2: Prior to a certificate of occupancy, the Project applicant shall verify that operational stormwater quality control measures that comply with the requirements of the current Phase II Small MS4 Permit have been implemented. Responsibilities include, but are not limited to:</p>		<p>Public Works Department</p>	<p>Public Works Department verifies</p>		

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Los Gamos Apartments

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<ol style="list-style-type: none"> 1) 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. 2) 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. 3) 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. 4) Funding for long-term maintenance of all BMPs shall be specified. 	<p>Project sponsor submits Phase II Small MS4 Permit to San Rafael Department of Public Works prior to issuance of certificate of occupancy</p>		<p>appropriate approvals obtained prior to issuance of certificate of occupancy</p>	<p>Deny issuance of certificate of occupancy</p>	

XVIII. TRIBAL CULTURAL RESOURCES

<p>XVIII(a). 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.</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 designates qualified professional pursuant to NAHC requirements and obtains approvals from appropriate agencies prior to issuance of building permits</p>	<p>Planning /Building Division</p>	<p>Project sponsor to halt work immediately upon discovery of unknown resources</p> <p>Planning / Building Division verifies appropriate professionals/approvals obtained prior to issuance of</p>	<p>Stop Work Order or revocation of permit</p>

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Mitigation Measure

**Implementation
Procedure**

**Monitoring
Responsibility**

**Monitoring /
Reporting
Action & Schedule**

**Non-Compliance
Sanction/Activity**

**Monitoring
Compliance
Record
(Name/Date)**

building permit

RESOLUTION NO. 21-___

RESOLUTION OF THE CITY OF SAN RAFAEL PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT FROM HILLSIDE RESOURCE RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL MIXED USE (GPA 20-001) AND ADOPTION OF AN ORDINANCE REZONING CERTAIN PROPERTY FROM PLANNED DISTRICT – HILLSIDE DEVELOPMENT OVERLAY DISTRICT (PD-H) AND RESIDENTIAL – HILLSIDE DEVELOPMENT OVERLAY DISTRICT (R2A-H) TO PLANNED DEVELOPMENT DISTRICT (PD) (ZC 20-002), FOR THE CONSTRUCTION OF A MIXED-USE PROJECT CONSISTING OF 192 RESIDENTIAL APARTMENT UNITS WITH TEN BELOW MARKET RATE UNITS AVAILABLE TO LOW INCOME HOUSEHOLDS, A 5,600 SQUARE-FOOT RETAIL GROCERY STORE, A 5,000 SQUARE FOOT COMMUNITY CENTER, AND 225 AT-GRADE AND SEMI-SUBTERRANEAN PARKING SPACES, ON A 10.24 ACRE SITE LOCATED AT THE SOUTHERLY TERMINUS OF LOS GAMOS ROAD NORTH OF OLEANDER DRIVE

**(THE NEIGHBORHOOD AT LOS GAMOS)
(APNS: 165-220-06 AND 165-220-07)**

WHEREAS, on December 22, 2020, the applicants submitted applications for a General Plan Amendment (GPA 20-001) from Hillside Resource Residential to Neighborhood Commercial Mixed Use; Zone Change (ZC 20-002) from Planned District – Hillside Development Overlay District (PD-H) and Residential – Hillside Development Overlay District (R2a-H) to Planned Development District (PD); Vesting Tentative Parcel Map to combine and adjust the boundaries of the existing parcels; and Environmental and Design Review (ED 20-058) for a mixed-use project with 192 multi-family residential units, an approximately 5,600-square-foot market, a 5,000-square-foot community center, and 225 at-grade and semi-subterranean parking spaces; on a 10.24 acre site located at the southerly terminus of Los Gamos Road north of Oleander Drive; and

WHEREAS, local governments are authorized by Government Code section 65350 et seq., to amend the general plan; and

WHEREAS, the current zoning for the site does not allow the type of mixed-use development proposed and does not contain appropriate land use limitations and development standards, as required by Section 14.07.060 of the Zoning Ordinance; and

WHEREAS, the proposed PD District land use and development regulations for the property are presented in Attachment B. The PD proposes:

- a) Create a new PD Zoning District for the property;
- b) Establish permitted land uses in the PD district; and
- c) Establish development standards appropriate for the district.

WHEREAS, as required by the California Environmental Quality Act (CEQA) Guidelines, staff determined that the applications for a general plan amendment, zone change, vesting tentative parcel map, and environmental and design review permits, are a ‘project,’ making it subject to environmental review. Pursuant to CEQA Guidelines Section 15063, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared to determine the potential environmental impacts of the project. The IS/MND is supported by several technical studies including air quality, noise, geotechnical and traffic); and

WHEREAS, as demonstrated in the preparation of the Initial Study/Mitigated Negative Declaration (IS/MND), all potentially significant effects on the environment identified in the IS/MND can be mitigated to less-than-significant levels with implementation of the recommended mitigation measures, including impacts to aesthetics, air quality, biologic resources, cultural and tribal resources, geology and soils, and hydrology and water quality consistent with CEQA Guidelines; and

WHEREAS, consistent with the requirements of the CEQA Guidelines, a Mitigation Monitoring and Reporting Program (MMRP) has been prepared to ensure implementation of, and compliance with, all conditions required to mitigate any environmental impact to a level of less than significant. All the identified mitigation measures have also been included as conditions of project approval; and

WHEREAS, on September 30, 2021, the applicant held a Neighborhood Meeting via zoom which was duly noticed to the residents and property owners within 300' of the project site and notice of the meeting was also posted on the site; and

WHEREAS, on October 5, 2021, the project was considered by the Design Review Board (DRB) which recommended approval of the project subject to conditions to reconsider a darker color palette for the walls of the structures, to try to provide a more natural and less formal arrangement of the proposed trees on the project, to mitigate the impact of the tall retaining walls in the Village Commons, and for the project to come back for final review of the design details by the DRB when building permits were submitted; and

WHEREAS, the applicant has agreed to all the recommended changes and they have been incorporated into the conditions of approval for the project; and

WHEREAS, the project, including the Notice of Availability of the IS/MND, along with the planning applications, was publicly noticed 30 days in advance of the Planning Commission hearing, through the following means: 1) the subject site was posted; 2) publishing a legal ad in the Marin Independent Journal, a local newspaper of general circulation in the area, on November 1, 2021; and 3) notices were mailed to surrounding property owners within 300 feet, pertinent agencies (including responsible and trustee agencies), organizations and special interest groups in conformance with the CEQA Guidelines; and

WHEREAS, on December 14, 2021, the Planning Commission held a duly-noticed public hearing on the proposed project, the IS/MND and MMRP, and the applications for General Plan Amendment, Zone Change, Vesting Tentative Parcel Map, and Environmental Design Review Permits, for the mixed-use project at the terminus of Los Gamos Drive, accepting all oral and written public testimony and the written report of the Department of Community Development. The Planning Commission considered all oral and written public testimony and the written report of the Community Development Department, as well as the comments received by public agencies, utilities, organizations, special interest groups and persons who have reviewed the IS/MND and MMRP, and the responses to those comments; and

WHEREAS, on December 14, 2021, the Planning Commission, by adoption of separate resolutions, recommended to the City Council approval of the Mitigated Negative Declaration, Vesting Tentative Parcel Map to combine and adjust the boundaries of the existing parcels; and Environmental and Design Review (ED 20-058) for the proposed mixed-use project including the plans, site improvements, and landscaping, which establish the appropriate development regulations and limitations for the intended use of the site; and

WHEREAS, the custodian of documents which constitute the record of proceedings upon which this decision is based is the Community Development Department.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of San Rafael does hereby recommend that the City Council approve the proposed General Plan Amendment (GPA 20-001) from Hillside Resource Residential to Neighborhood Commercial Mixed Use and adopt an ordinance to approve the Zone Change (ZC 20-002) from Planned District – Hillside Development Overlay District (PD-H) and Residential – Hillside Development Overlay District (R2a-H) to Planned Development District (PD) and that a new PD District be established as shown on the map in Attachment A, based on the following findings, as required under San Rafael Municipal Code Sections 14.07.090 and 14.27.060:

1. The Development Plan as conditioned is consistent in principle with the San Rafael General Plan 2040 and other applicable City plans or policies in that the development plans for The Neighborhood at Los Gamos includes appropriate development standards, and is subject to an Environmental and Design Review Permit

and a Master Use Permit, implementing the intent of Chapter 25 (Environmental and Design Review Permit) of the San Rafael Zoning Ordinance, Subdivision Ordinance (Title 15 of San Rafael Municipal Code), and the applicable General Plan policies, as listed in the General Plan Consistency Analysis matrix in Attachment D.

2. The applicant proposes to add 192 units of new residential development (market rate and BMR units) which will help meet the projected need for 1,007 additional housing units in the City by the year 2023. The 4 and 5-story mixed-use development creates a reasonable transition between the existing residential properties south and west of the site and the commercial properties southeast, northeast and across the 101 Freeway to the east. Further, the development plan has been reviewed and recommended for approval by the Design Review Board.
3. The local utility agencies have reviewed the plans and confirmed that the proposed development can be served by public facilities such as sewer, water, refuse services and other infrastructure resources that currently serve the existing development adjacent to the site.
4. The applicant has accepted the City's direction to use the Neighborhood Commercial Mixed Use (NCMU) property development standards for the new PD zoning, as this General Plan Land Use designation most closely approximates the proposed property development standards. The proposed new development has been designed to comply with the applicable NCMU property development standards, with the exception of the Waiver requested for height and the Concession for commercial parking as provided by State Density Bonus Law, and the proposed project is not requesting any other deviations (Variances) from land use regulations.
5. The auto, bicycle and pedestrian traffic systems presented on the Development Plan is adequately designed for circulation needs and public safety in that: a) with Development Plan proposes sidewalks throughout the development for pedestrian access; b) emergency vehicle ingress and egress from the development would be provided through the existing portion of Los Gamos Drive that provides access to the site; and c) the access and site layout has been reviewed by the appropriate City departments and has been found to be adequate by the City of San Rafael Fire and Police Departments.
6. The public health, safety and welfare are served by the adoption of the proposed PD District, in that the project as proposed and conditioned: a) would implement housing and environmental goals and policies adopted for this site in the San Rafael General Plan 2040; b) would conform to City standards for safety; c) as proposed, and conditioned, it would be consistent with the recommended mitigation measures presented in the Initial Study/Mitigated Negative Declaration prepared for this project; and d) would address potential project impacts to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hydrology and Water Quality, and Tribal Cultural Resources the inclusion of conditions of approval, including the Mitigation Monitoring and Reporting Program, and Environmental and Design Review Permit.

The foregoing Resolution was adopted at the regular meeting of the City of San Rafael Planning Commission held on the 14th day of December 2021.

Moved by Commissioner _____ and seconded by Commissioner _____.

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

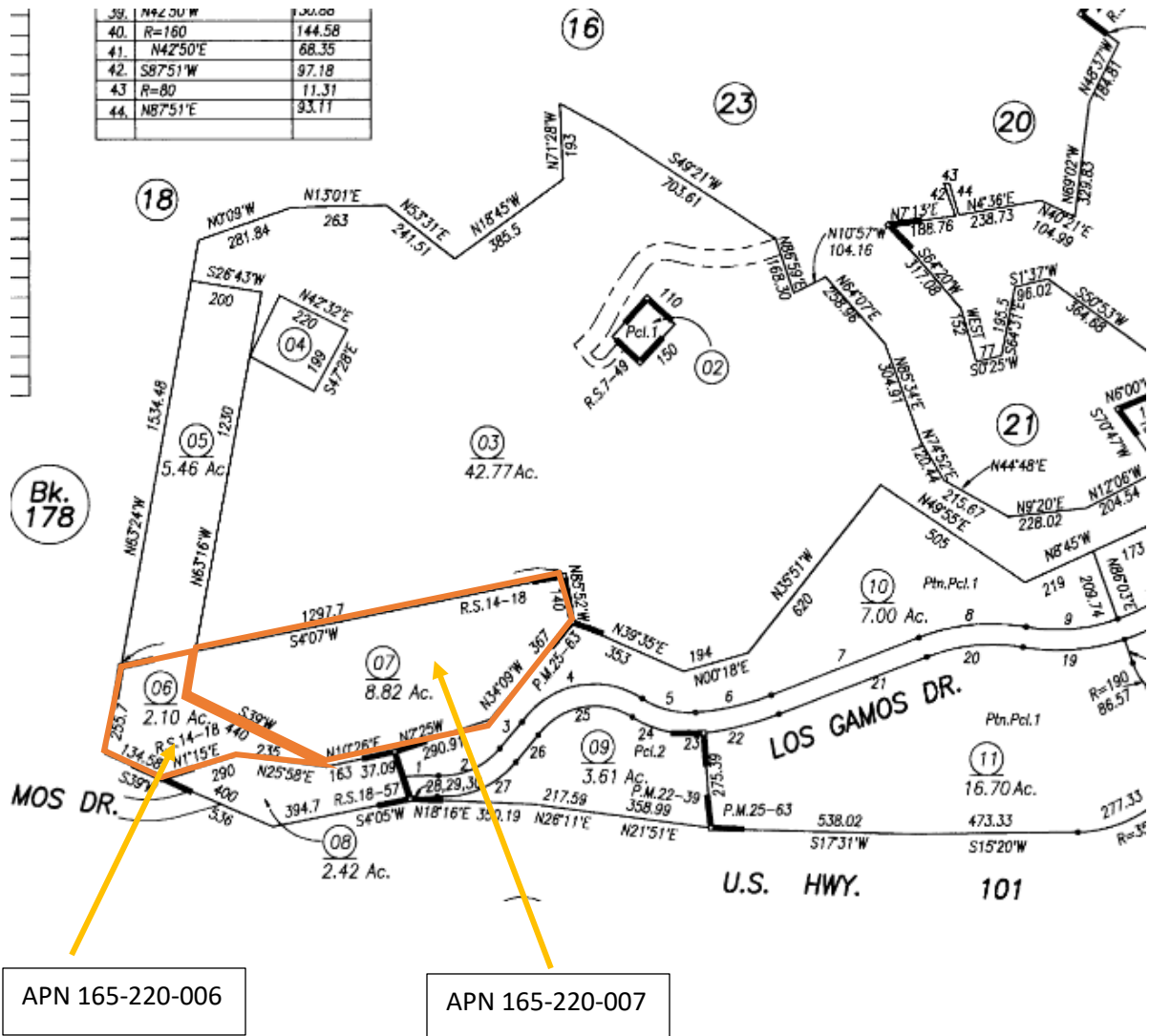
ABSTAIN: COMMISSIONERS

SAN RAFAEL PLANNING COMMISSION

ATTEST: _____ BY: _____
Leslie Mendez, Secretary Shingai Samudzi, Chair

- Attachment A: Rezoning Map
- Attachment B: Planned Development District Standards
- Attachment C: Legal Property Description
- Attachment D: General Plan Consistency Analysis

Exhibit 1b
Attachment A
REZONING MAP



PD Rezoning to create a new PD for these two properties for The Neighborhood at Los Gamos (near the southerly terminus of Los Gamos Drive)

EXHIBIT 1b Attachment B

THE NEIGHBORHOOD AT LOS GAMOS – PLANNED DEVELOPMENT DISTRICT

1. **PURPOSE OF PLANNED DEVELOPMENT DISTRICT**

The purpose of the Planned Development District for the mixed-use project known as The Neighborhood at Los Gamos is to regulate the development on the 10.24 acre site.

2. **LAND USE REGULATIONS**

a) This PD permits the following site characteristics:

- 192 residences;
- a 5,574 square-foot market;
- a 5,003 square foot community center;
- 225 parking spaces;
- the South Park recreational and open space area;
- The Commons recreational and open space area; and
- landscaping, roadways, recreational features and other improvements.

b) No other land uses are permitted on the property other than those described in the staff report dated December 14, 2021, and shown on the plans considered by the Planning Commission on that date. Any proposed change to the land uses will require application and review as a zoning amendment as provided by SRMC Section 14.07.150.

c) Private Usable Open Space: Balconies provided for the units shall remain open and not be enclosed or otherwise screened with mesh or other materials.

d) All site improvements shall be installed as shown on the approved plans.

3. **DEVELOPMENT STANDARDS**

The Planned Development shall be developed in conformance with the approved development plans, associated drawings and reports submitted with the Planned Development as listed in Exhibit 6 to the Planning Commission staff report dated December 14, 2021.

Exhibit 1b
Attachment C

LEGAL DESCRIPTION

The land referred to is situated in the County of Marin, City of San Rafael, State of California, and is described as follows:

PARCEL ONE:

BEGINNING at the most Southern corner of that certain parcel of land described in the Deed to Trans Western Title Company, a California corporation, recorded January 31, 1984 in Book 1775 of Official Records at Page 442; thence from said point of beginning, along the Western line of said Trans Western Title Parcel, North 01° 15' 00" East 290.00 feet, North 25°58' 00" East 235.00 feet, North 10° 26' 00" East 183.00 feet and North 02° 25' 00" West 37.085 feet to the Southwestern corner of Parcel One, as described in the Deed of Jack H. Bennett, recorded March 14, 1967 in Book 2114 of Official Records at Page 392; thence along the general Western line of said Parcel One North 2° 25' 00" West 290.915 feet, and North 34° 09' 00" West 387.00 feet; thence leaving said Western line North 85° 52' 37" West 140.00 feet; thence South 4° 07' 23" West 1298 feet more or less to a point in the boundary described in an agreement recorded March 1, 1951 in Book 681 of Official Records at Page 76; thence along said boundary South 63° 16' 30" East 256 feet more or less to an angle point therein which bears South 39° 03' 00" West from the point of beginning; thence continuing along said boundary line North 39° 03' 00 " East 135.00 feet, more or less, to the point of beginning.

PARCEL TWO:

AN EASEMENT for vehicular and pedestrian access and public utility services, including sewer service described as follows:

BEGINNING at the Southwesterly corner of the land shown on that certain record of survey entitled, "Los Gamos Drive Extension", recorded in Book 6 at Page 8 of Official Surveys, Marin County Official Records, said point also being the intersection of the lines on said survey shown as South 87° 35' West 143.09 feet and North 2° 25' West 328.00 feet; thence from said point of beginning along the following courses and distances; South 2° 25' 00 " East 37.09 feet, thence South 10° 26' 00" West 2.99 feet, thence North 87° 35' 00" East 119.04 feet, thence North 4° 07' 23" East 40.26 feet, thence South 87° 35' 00" West 122.96 feet to the point of beginning.

APN: 165-220-06 and 165-220-07.

Exhibit 1b
Attachment D

TABLE ANALYZING PROJECT CONSISTENCY WITH SAN RAFAEL GENERAL PLAN 2040

LAND USE ELEMENT	
<p>LU-1.2: Development Timing. For health, safety, and general welfare reasons, new development should only occur when adequate infrastructure is available, consistent with the following findings:</p> <ul style="list-style-type: none"> a) The project is consistent with adopted Vehicle Miles Traveled (VMT) standards, as well as the requirements for Level of Service (LOS) specified in the Mobility Element. b) Planned circulation improvements necessary to meet City standards for the project have funding commitments and completed environmental review. c) Water, sanitary sewer, storm sewer, and other infrastructure improvements needed to serve the proposed development have been evaluated and confirmed to be in place or to be available to serve the development by the time it is constructed. d) The project has incorporated design and construction measures to adequately mitigate exposure to hazards, including flooding, sea level rise, and wildfire. 	<p><i>Consistent with Conditions</i></p> <p>The project proposes development on a vacant site. The quasi-governmental agencies that would provide water and sewer service to the site have reviewed the proposed project and determined that there is adequate capacity to service the new project. Marin Municipal Water District (MMWD) has indicated that a pipeline extension is required to serve the site. This requirement has been added to the conditions of approval. Las Gallinas Valley Sanitation District (LGVSD) has determined that they can serve the project subject to several conditions which have been added to the conditions of approval.</p> <p>The City Traffic Engineer has reviewed the project and the Traffic Impact Study prepared by W-Trans. The City Traffic Engineer concurs that this project would generate 78 additional a.m. and 102 additional p.m. peak hour vehicular trips. The City Traffic Engineer concurs with the conclusion made in the Traffic Impact Study that the project would have a less-than-significant impact for LOS levels at the studied intersections and below the VMT significance thresholds. The project is conditioned on the payment of traffic mitigation fees based on the 180 total new a.m./p.m. peak hour vehicle trips that would be generated by the project.</p> <p>The analysis in the Mitigated Negative Declaration (MND) determined that the project was not subject to flood hazard. The project incorporates a Vegetation Management Plan and a fuel break buffer around the proposed development to reduce risk of uncontrolled wildfire spread. In addition, the project would be constructed pursuant to City of San Rafael development standards for new construction, including installation of fire sprinklers and fire-retardant building materials. Since the project is 30 to 200 feet above sea level, it is not expected to be subject to sea level rise.</p>
<p>LU-1.8: Density of Residential Development. Use the density ranges in the Land Use Element to determine the number of housing units allowed on properties within the Planning Area. The following provisions apply:</p> <ul style="list-style-type: none"> a) The density “range” includes a maximum and minimum. A given General Plan designation may have multiple corresponding zoning districts, including at least one district in which the maximum density may 	<p><i>Consistent</i></p> <p>The project proposes to construct 192 dwelling units on the 10.24 acre site, for a density of 18.75 units per acre; therefore, it would not exceed the maximum density allowed in the Neighborhood Commercial Mixed Use Land Use category where up to 24.2 units per acre are allowed.</p> <p>The applicant has proposed that 10% of the units be affordable at the Low Income Level. As an affordable housing project, the project is eligible for a Density Bonus under State law. The</p>

<p>be achieved. Other zoning districts may have maximum densities that are less than the maximum indicated by the General Plan.</p> <p>b) Calculation of allowable units shall be rounded to the nearest whole number. Where the number is less than 0.5, it shall be rounded down. Where the number is 0.5 or greater, it may be rounded up.</p> <p>c) The number of units permitted on a given parcel may be affected by site resources and constraints, potentially hazardous conditions, climate-related factors (sea level rise, fire hazards, etc.), traffic and access (including wildfire evacuation constraints), the adequacy of infrastructure, City design policies, and prevailing densities in adjacent areas.</p> <p>d) The maximum net density shown on the General Plan excludes density bonuses that may be provided for affordable housing or other community benefits, in accordance with State law and local policies.</p>	<p>applicant has applied for a density bonus of 0, in that no increase in the number of units is proposed, but the application is accompanied by a request for a Waiver of the height limit of 30' and a Concession to allow 12 parking spaces for the market. Both the Waiver and the Concession are allowed pursuant to State Density Bonus Law.</p>
<p>LU-1.9: Clustering. Allow clustering of development as a way to conserve environmentally sensitive or hazardous portions of a site (such as unstable slopes or flood plains) and enhance wildlife corridors. In such instances, the density calculation shall be made based on the area of the entire site (minus streets and easements), with the resulting number of units transferred to the less sensitive areas. The result would be a denser housing product on a portion of the site, with the balance conserved as open space.</p>	<p><i>Consistent</i></p> <p>The project clusters the structures on the site in a way that minimizes the grading and preserves more of the existing vegetation including a majority of the mature trees. It also allows to the use of the South Park area, just over an acre in size, as a significant recreational amenity on the property. This area will include both natural open space and improvements including paths and children's play structures.</p>
<p>LU-1.10: Intensity of Non-Residential Development. Use the Floor Area Ratio limits on Figure 3-2 to determine the square footage of building space allowed on properties with non-residential General Plan designations. The following provisions apply:</p> <p>a) As with density, FAR is calculated on a "net" basis, and is based on the area of each parcel excluding streets and easements.</p> <p>b) The maximum FAR stated by the General Plan is not guaranteed. The square footage permitted on a given</p>	<p><i>Consistent</i></p> <p>The project proposes a commercial use that conforms to the maximum FAR of 0.01.</p>

<p>parcel may be affected by site resources and constraints, potentially hazardous conditions, climate-related factors (sea level rise, fire hazards, etc.), traffic and access (including wildfire evacuation constraints), the adequacy of infrastructure, and City design policies.</p> <p>c) The maximum FARs shown in Figure 3-2 exclude any residential development on the property. In the event that residential uses or mixed use projects are proposed on these sites, the maximum area is the sum of the FAR allowance plus the residential density allowance for the property. This Clause does not apply to Downtown San Rafael, which is regulated by the Downtown Precise Plan.</p>	
<p>LU-1.15: Planned Development Zoning. Encourage the use of Planned Development (PD) zoning for development on parcels greater than five acres when the application of traditional zoning standards would make it more difficult to achieve General Plan goals. The PD zoning designation allows flexible design standards that are more responsive to site conditions as well as the transfer of allowable General Plan and zoning density between contiguous sites under common ownership.</p>	<p><i>Consistent</i> The project proposes Planned Development zoning on a site larger than 5 acres.</p>
<p>LU-1.17: Building Heights. Use General Plan Figures 3-3 and 3-4 as the basis for determining “baseline” maximum building heights in San Rafael. Maximum heights should continue to be codified through zoning and any applicable Specific Plans or Precise Plans. In addition, the following specific provisions related to building heights shall apply:</p> <p>a) Height of buildings existing or approved as of January 1, 1987 shall be considered as conforming to zoning standards.</p> <p>b) Hotels outside of the Downtown Precise Plan boundary have a 54-foot height limit. Within Downtown, the height provisions of the Downtown Precise Plan apply (see Figure 3-4).</p> <p>c) As provided for by Policy LU-1.18, “baseline” building heights are subject to height bonuses where specific</p>	<p><i>Consistent with Waiver per State Density Bonus Law</i> Although the project would exceed the maximum building height of 30 feet allowed for this area of San Rafael, the project has applied for a Density Bonus and a waiver from the height limit as permitted under State Density Bonus law, so the General Plan standard has been superseded by State law.</p>

<p>community benefits are provided, where a Variance or zoning exception is granted, or where a Transfer of Development Rights (TDR) is being implemented.</p> <p>d) Heights may be increased by up to six (6) feet above the baseline building heights as necessary to mitigate the exposure of properties to sea level rise and other flooding hazards (e.g., raising the first floor of habitable floor space above anticipated tidal flood elevations).</p>	
<p>LU-2.2: Mixed Use Development. Encourage mixed-use development (combining housing and commercial uses) in Downtown San Rafael and on commercially designated properties elsewhere in the city. Mixed-use development should enhance its surroundings and be compatible with adjacent properties.</p>	<p><i>Consistent</i> The project is a mixed-use development with both residences and commercial uses.</p>
<p>LU-3.3: Housing Mix. Encourage a diverse mix of housing choices in terms of affordability, unit type, and size, including opportunities for both renters and owners.</p>	<p><i>Consistent</i> The project proposes apartments, including 10% of the units affordable at the Low Income level.</p>
<p>COMMUNITY DESIGN AND PRESERVATION ELEMENT</p>	
<p>CDP-1.3: Hillside Protection. Protect the visual integrity and character of San Rafael’s hillsides and ridgelines. Where hillside construction is permitted, structures should be designed to provide slope and foundation stability, erosion control, and adequate emergency access, drainage and parking. Hillside buildings should be sited to protect the natural landscape, avoid excessive tree loss, and preserve scenic vistas from public vantage points.</p>	<p><i>Consistent with Conditions</i> The project has been designed according to the Hillside Design Guidelines by utilizing clustering, the use of setbacks for the walls of the structures, the use of tuck-under parking, and the use of materials and colors that help the buildings blend into the appearance of the hillside. The project has been reviewed by the Design Review Board. Recommendations from the Board for project design improvements have been incorporated into the conditions of approval.</p>
<p>CDP-4.2: Public Involvement in Design Review. Provide for public involvement in design review through effective noticing, adequate comment timelines, and clear project review opportunities, while still achieving development streamlining objectives.</p>	<p><i>Consistent</i> The project has been reviewed by the Design Review Board and found, as conditioned, to be consistent with the applicable design policies of the General Plan and the City’s Multi-family Design Guidelines. All public hearings have been, or will be, properly noticed as required by the Zoning Ordinance. In addition, the project applicant conducted a neighborhood outreach meeting on September 30, 2021, that was attended by members of the public.</p>

<p>CDP-4.5: Higher Density Design. Encourage high-quality architecture and landscape design in new higher-density housing and mixed-use projects. Such projects should be designed to be compatible with nearby buildings and respect the character-defining features of the surrounding neighborhood or district.</p>	<p><i>Consistent with Conditions</i> This mixed-use project has been reviewed by the Design Review Board and found, as conditioned, to be consistent with the applicable design policies of the General Plan and the City’s Multi-family Design Guidelines and utilizes high-quality architecture and landscape design.</p>
<p>CDP-4.6: Open Space in Multi-Family Housing. Require private outdoor areas such as decks and patios, as well as common open space areas, in new multi-family development and mixed use housing. Common open space may include recreation facilities, gathering places, and site amenities such as picnic and play areas.</p>	<p><i>Consistent</i> The project provides both private open space for each unit and large common open space areas, including the South Park area of approximately 1 acre and the Commons area, approximately 10,000 square feet of recreational area above and beside the market/community center that includes seating, a water feature, a children’s play area and other recreational amenities. Each of the common areas are easily accessible to the residents.</p>
<p>CDP-4.7: Larger-Scale Buildings. Design larger scale buildings to reduce their perceived mass. Encourage the incorporation of architectural elements such as towers, arcades, courtyards, and awnings to create visual interest, provide protection from the elements, and enhance orientation.</p>	<p><i>Consistent with Conditions</i> The project is broken into five apartment buildings and one dual-use building, reducing the mass of each building. The buildings use articulation of building form, and are set into the hill such that the perceived mass is reduced. The proposed materials and colors will also help reduce the perceived mass of the buildings. As mentioned, the Design Review Board recommended approval of the project with recommendations for design improvements which have been incorporated into the conditions of approval.</p>
<p>CDP-4.9: Parking and Driveways. Encourage parking and circulation design that supports pedestrian movement and ensures the safety of all travelers, including locating parking to the side or rear of buildings, limiting driveway cuts and widths, and minimizing large expanses of pavement. Parking should be screened from the street by landscaping and should provide easy access to building entrances.</p>	<p><i>Consistent</i> The parking areas are completely screened from off-site views because they are either tucked under the buildings or they are blocked from view by the proposed buildings and landscaping. A system of sidewalks connects the buildings to each other and to the common open space areas, promoting pedestrian access throughout the site. The project has a relatively small amount of surface parking with only 42 spaces not located beneath the buildings. The location of the majority of the parking beneath the buildings gives easy access to the buildings.</p>
<p>CDP-4.10: Landscape Design. Encourage—and where appropriate require—privately owned and maintained landscaping that conserves water, contributes to neighborhood quality, complements building forms and materials, improves stormwater management and drainage, and enhances the streetscape. Natural elements such as plants should be an integral part of site development and should enhance the built environment while supporting water conservation goals.</p>	<p><i>Consistent with Conditions</i> The project has an extensive landscape palette that relies on low-water using plants, including many California natives, creating an attractive and sustainable plan. Of the 285 existing trees on the property, 55 will be removed; the majority of the existing mature trees are preserved. An additional 210 trees, including oak species, will be planted on the property. As mentioned, the Design Review Board reviewed the project design, including the landscaping plans, and recommended approval of the project with recommendations for design improvements which have been incorporated into the conditions of approval.</p>

<p>CDP-4.11: Lighting. Encourage lighting for safety and security while preventing excessive light spillover and glare. Lighting should complement building and landscape design.</p>	<p><i>Consistent with Conditions</i></p> <p>The project design includes a total of 26 new light poles, from 14-16 feet tall, along the internal driveway system, 86 small light bollards mostly concentrated in the area of the market/community center, and 24 other small light fixtures in various locations. A photometric plan was submitted and reviewed by the Design Review Board and recommended for approval. Proposed lighting will have to meet the standards of SRMC Section 14.16.227, Light and Glare. In addition, Mitigation Measure AES-1 requires the project to conduct a post-installation lighting study showing that the lighting on the site complies with the plan and the requirements of the Municipal Code. As conditioned, the project will have adequate lighting without spillover onto adjacent properties or natural areas.</p>
<p>CONSERVATION AND CLIMATE CHANGE ELEMENT</p>	
<p>C-1.6: Creek Protection. Protect and conserve creeks as an important part of San Rafael’s identity, natural environment, and green infrastructure. Except for specific access points approved per Policy C-1.7 (Public Access to Creeks), development-free setbacks shall be required along perennial and intermittent creeks (as shown on www.marinmaps.org) to help maintain their function and habitat value. Appropriate erosion control and habitat restoration measures are encouraged within the setbacks, and roadway crossings are permitted.</p>	<p><i>Consistent</i></p> <p>There is an existing drainageway crossing west to east near the middle of the site. The new buildings have been sited north of the drainageway. A bridge is proposed to span the drainageway to provide pedestrian access from the new apartments to the South Park recreational and open space area south of the new buildings. The bridge is designed to preserve the existing drainageway by providing a 25’ setback of all structures, including bridge footings, from the top of the drainage on either side.</p>
<p>C-1.10: Hillside Preservation. Encourage preservation of hillsides, ridgelines, and other open areas that serve as habitat and erosion protection as well as visual backdrops to urban areas.</p>	<p><i>Consistent</i></p> <p>The project is located below the ridgeline west of the site and utilizes clustering to minimize the amount of grading and impacts to existing vegetation. The majority of the existing trees on the site would be preserved.</p>
<p>C-1.12: Native or Sensitive Habitats. Protect habitats that are sensitive, rare, declining, unique, or represent a valuable biological resource. Potential impacts to such habitats should be minimized through compliance with applicable laws and regulations, including biological resource surveys, reduction of noise and light impacts, restricted use of toxic pesticides, pollution and trash control, and similar measures.</p>	<p><i>Consistent with Mitigation</i></p> <p>As documented in the Mitigated Negative Declaration, Section IV Biological Resources, “no federal or state listed (plant) species were observed or are expected to occur” on the site; one rare plant has “moderate potential to occur”; 16 of 17 “special status wildlife species were considered to have no potential to occur” and the other species had “low potential to occur”; and because the site has many mature trees, there is potential to impact nesting birds. Mitigation Measure BIO-1 is included in the Mitigated Negative Declaration and the conditions of approval and will ensure that rare or protected plants and nesting birds are not impacted by site development.</p>
<p>C-1.13: Special Status Species. Conserve and protect special status plants and animals, including those listed by State or federal agencies as threatened and/or</p>	<p><i>Consistent with Mitigation</i></p> <p>See discussion in C-1.12 above.</p>

<p>endangered, those considered to be candidate species for listing by state and federal agencies, and other species that have been assigned special status by the California Native Plant Society and the California Fish and Game Code. Avoidance of impacts, accompanied by habitat restoration, is the preferred approach to conservation, but mitigation measures may be considered when avoidance is not possible.</p>	
<p>C-1.15: Landscaping with Appropriate Naturalized Plant Species. Encourage landscaping with native and compatible non-native plant species that are appropriate for the dry summer climate of the Bay Area, with an emphasis on species determined to be drought-resistant. Diversity of plant species is a priority for habitat resilience.</p>	<p><i>Consistent</i> The proposed landscape plant species were reviewed by the Design Review Board to ensure appropriate species were proposed.</p>
<p>C-1.16: Urban Forestry. Protect, maintain, and expand San Rafael’s tree canopy. Trees create shade, reduce energy costs, absorb runoff, support wildlife, create natural beauty, and absorb carbon, making them an essential and valued part of the city’s landscape and strategy to address global climate change. Tree planting and preservation should be coordinated with programs to reduce fire hazards, reduce greenhouse gas emissions, expand solar opportunities, and ensure public safety, resulting in a community that is both green and fire-safe.</p>	<p><i>Consistent</i> Of the 285 existing mature trees on the property, 230 will be preserved and another 210 trees will be planted. Many of the existing trees are oak species and oaks are also proposed as part of the new landscape plan.</p>
<p>C-2.2: Land Use Compatibility and Building Standards. Consider air quality conditions and the potential for adverse health impacts when making land use and development decisions. Buffering, landscaping, setback standards, filters, insulation and sealing, home HVAC measures, and similar measures should be used to minimize future health hazards.</p>	<p><i>Consistent with Mitigation</i> As described in the Mitigated Negative Declaration, Section III Air Quality, Air Quality impacts during temporary construction and grading activities required by the project would result in less-than-significant impacts with mitigation measures. In addition, the project would result in less-than-significant impacts with mitigation measures to minimize long-term increased cancer risk to new project occupants from exposure to small particulate matter (PM2.5). The required Air Quality mitigation measures (AQ-1, AQ-2), which include requirements for enhanced air filtration systems in the project and methods to reduce dust creation during construction, are included in the Mitigated Negative Declaration and the conditions of approval.</p>
<p>C-2.4: Particulate Matter Pollution Reduction. Promote the reduction of particulate matter from roads, parking lots, construction sites, agricultural lands, wildfires, and other sources.</p>	<p><i>Consistent with Mitigation</i> Mitigation Measure AQ-1 includes dust-control techniques to control dust and exhaust during construction.</p>

<p>C-3.1: Water Quality Standards. Continue to comply with local, state and federal water quality standards.</p>	<p><i>Consistent with Mitigation</i> As described in the Mitigated Negative Declaration, Section X, Hydrology and Water Quality, Mitigation Measure HYDRO-1 requires the applicant to prepare a Storm Water Pollution Prevention Plan (SWPPP) and implement stormwater control measures such as Low Impact Development (LID) and Best Management Practices (BMP's) per the City's Manual of Stormwater Pollution Control Standards for New Development and Redevelopment. In addition, Mitigation Measure HYDRO-1 requires the project "applicant to verify that operational stormwater quality control measures...have been implemented." These measures will ensure that less-than-significant impacts to water quality will occur.</p>
<p>C-3.2: Reduce Pollution from Urban Runoff. Require Best Management Practices (BMPs) to reduce pollutants discharged to storm drains and waterways. Typical BMPs include reducing impervious surface coverage, requiring site plans that minimize grading and disturbance of creeks and natural drainage patterns, and using vegetation and bioswales to absorb and filter runoff.</p>	<p><i>Consistent with Mitigation</i> See C-3.1 above.</p>
<p>C-3.3: Low Impact Development. Encourage construction and design methods that retain stormwater on-site and reduce runoff to storm drains and creeks.</p>	<p><i>Consistent with Mitigation</i> See C-3.1 above. In addition, as described in the Mitigated Negative Declaration, Section X, Hydrology and Water Quality, the project includes stormwater management features such as bioretention areas which have been designed to account for enough storage volume to attenuate peak flows on and from the site. These features and the implementation of Mitigation Measures HYDRO-1 and HYDRO-2 ensure that the project would not result in on- or off-site flooding.</p>
<p>C-3.9: Water-Efficient Landscaping. Encourage—and where appropriate require—the use of vegetation and water-efficient landscaping that is naturalized to the San Francisco Bay region and compatible with water conservation, fire prevention and climate resilience goals.</p>	<p><i>Consistent</i> The proposed landscape plan was reviewed by the Design Review Board to ensure that the landscaping incorporated appropriate water-efficient features.</p>
<p>C-4.1: Renewable Energy. Support increased use of renewable energy and remove obstacles to its use.</p>	<p><i>Consistent</i> The project proposes the installation of photovoltaic panels on the roofs of the apartment buildings to reduce the use of non-renewable energy sources.</p>
<p>C-4.2: Energy Conservation. Support construction methods, building materials, and home improvements that improve energy efficiency in existing and new construction</p>	<p><i>Consistent</i> The project will comply with the most recently adopted California Building Code (CBC) CalGreen and Title-24 Energy regulations.</p>
<p>C-4.5: Resource Efficiency in Site Development. Encourage site planning and development practices that</p>	<p><i>Consistent</i></p>

reduce energy demand and incorporate resource- and energy-efficient infrastructure.	The mixed-use nature of the project is more energy efficient than tradition development patterns. The inclusion of a grocery store encourages residents to walk to the store. The project also incorporates rooftop solar panels.
PARKS, RECREATION AND OPEN SPACE ELEMENT	
PROS-1.13: Recreational Facilities in Development Projects. Encourage, and where appropriate require, the construction of on-site recreational facilities in multi-family, mixed use, and office projects to supplement the facilities available in City parks.	<i>Consistent</i> The project includes substantial recreational amenities such as: 1) the South Park area of nearly an acre with both natural open space and improvements including children’s play structures; 2) the Village Commons area totaling approximately 10,000 square feet with both children’s play areas and passive recreational features for adults; and 3) the 5,003 square-foot community room above the grocery store.
PROS-3.5: Private Open Space. Ensure the long-term stewardship of privately-owned open space in a manner that conserves natural resource and aesthetic values, sustains wildlife, and reduces hazards to life and property. Opportunities to better integrate common open space in private development with public open space space (via trails, etc.) should be encouraged.	<i>Consistent</i> The project design preserves almost half the site (4.83 acres) as undisturbed open space. The majority of the existing trees will be preserved. The South Park area includes a substantial proportion of natural hillside made accessible with pedestrian paths.
SAFETY AND RESILIENCE ELEMENT	
S-1.2: Location of Future Development. Permit development only in those areas where potential danger to the health, safety, and welfare of the community can be adequately mitigated. Land uses and densities should take environmental hazards such as earthquakes, flooding, slope stability, sea level rise, and wildfires into consideration.	<i>Consistent with Mitigation</i> As documented in the Mitigated Negative Declaration Section VII, Geology and Soils, reports from Miller Pacific Engineering Group (MPEG) and Salem Howes Associates Inc. evaluated the potential for project impacts related to geologic hazards. The reports determined that no active faults crossed the site and that the site was in an area with low liquefaction potential. Since the site is in an area potentially subject to strong ground shaking during an earthquake, Mitigation Measure GEO-1 requires the preparation of a design-level geotechnical investigation. To address the potential for landslide impacts and soil instability, Mitigation Measure GEO-2 requires the preparation of a final geotechnical report. With the implementation of these Mitigation Measures, potential impacts related to earthquakes and slope stability will be reduced to less-than-significant levels. See LU-1.2 for a discussion of flood, sea level rise and wildfire hazards.
S-2.1: Seismic Safety of New Buildings. Design and construct all new buildings to resist stresses produced by earthquakes. The minimum level of seismic design shall be in accordance with the most recently adopted building code as required by State law.	<i>Consistent with Mitigation</i> See S-1.2 above.

<p>S-2.2: Minimize the Potential Effects of Landslides. Development proposed in areas with existing or potential landslides (as identified by a Certified Engineering Geologist, Registered Geotechnical Engineer, or the LHMP) shall not be endangered by, or contribute to, hazardous conditions on the site or adjoining properties. Landslide mitigation should consider multiple options in order to reduce potential secondary impacts (loss of vegetation, site grading, traffic, visual). The City will only approve new development in areas of identified landslide hazard if the hazard can be appropriately mitigated, including erosion control and replacement of vegetation.</p>	<p><i>Consistent with Mitigation</i> See S-1.2 above.</p>
<p>S-2.5: Erosion Control. Require appropriate control measures in areas susceptible to erosion, in conjunction with proposed development. Erosion control measures should incorporate best management practices (BMPs) and should be coordinated with requirements for on-site water retention, water quality improvements, and runoff control.</p>	<p><i>Consistent with Mitigation</i> See C-3.1 and C-3.3 above. In addition to the mitigation measures mentioned, Mitigation Measure GEO-3 requires the preparation of a site drainage system that includes setbacks from the drainageway. This is also described in C-1.6 above. Mitigation Measure GEO-3 also requires the preparation of an erosion control plan per the current guidelines of the California Stormwater Quality Association’s Best Management Practice Handbook.</p>
<p>S-3.8: Storm Drainage Improvements. Require new development to mitigate potential increases in runoff through a combination of measures, including improvement of local storm drainage facilities. Other measures, such as the use of porous pavement, bioswales, and “green infrastructure” should be encouraged.</p>	<p><i>Consistent with Mitigation</i> See C-3.1 and C-3.3 above.</p>
<p>S-4.3: New Development in Fire Hazard Areas. Design new development to minimize fire hazards. Densities, land uses, and site plans should reflect the level of wildfire risk and evacuation capacity at a given location.</p>	<p><i>Consistent with Conditions</i> The project incorporates a Vegetation Management Plan and a fuel break buffer around the proposed development to reduce risk of uncontrolled wildfire spread. In addition, the project would be constructed pursuant to City of San Rafael development standards for new construction, including installation of fire sprinklers and fire-retardant building materials. The project has been reviewed by the Fire Department and found to be in conformance with fire prevention standards and would not pose a risk to public safety or impact levels of service.</p>
<p>NOISE ELEMENT</p>	
<p>N-1.1: Land Use Compatibility Standards for Noise. Protect people from excessive noise by applying noise standards in land use decisions. The Land Use</p>	<p><i>Consistent with Conditions</i> As documented in the Mitigated Negative Declaration Section XIII, Noise, the acoustical report prepared by Illingworth and Rodkin determined that the project would not generate new noise</p>

<p>Compatibility standards in Table 9-2 are adopted by reference as part of this General Plan and shall be applied in the determination of appropriate land uses in different ambient noise environments.</p>	<p>that would create significant impacts to existing residents. Modern construction techniques, including the use of forced-air mechanical ventilation, and adherence to the standards of the Building Code will ensure that the project complies with noise levels found in the General Plan and the Municipal Code.</p>
<p>N-1.2: Maintaining Acceptable Noise Levels. Use the following performance standards to maintain an acceptable noise environment in San Rafael:</p> <ul style="list-style-type: none"> (a) New development shall not increase noise levels by more than 3 dB Ldn in a residential area, or by more than 5 dB Ldn in a non-residential area. (b) New development shall not cause noise levels to increase above the “normally acceptable” levels shown in Table 9-2. (c) For larger projects, the noise levels in (a) and (b) should include any noise that would be generated by additional traffic associated with the new development. (d) Projects that exceed the thresholds above may be permitted if an acoustical study determines that there are mitigating circumstances (such as higher existing noise levels) and nearby uses will not be adversely affected. 	<p><i>Consistent with Conditions</i> As documented in the Mitigated Negative Declaration Section XIII, Noise, the project would not generate new noise that would create significant impacts to existing residents. In addition, construction best management practices recommended by the report from Illingworth and Rodkin have been included in the conditions of approval and will ensure that noise generated during construction will generate less-than-significant impacts.</p>
<p>N-1.3: Reducing Noise Through Planning and Design. Use a range of design, construction, site planning, and operational measures to reduce potential noise impacts.</p>	<p><i>Consistent with Conditions</i> See N-1.2 above.</p>
<p>N-1.5: Mixed Use. Mitigate the potential for noise-related conflicts in mixed use development combining residential and nonresidential uses.</p>	<p><i>Consistent</i> The proposed grocery store is a compatible land use with the residences and is not expected to be a source of significant noise.</p>
<p>N-1.9: Maintaining Peace and Quiet. Minimize noise conflicts resulting from everyday activities such as construction, sirens, yard equipment, business operations, night-time sporting events, and domestic activities.</p>	<p><i>Consistent with Conditions</i> See N-1.2 above.</p>
MOBILITY ELEMENT	
<p>M-2.5: Traffic Level of Service. Maintain traffic Level of Service (LOS) standards that ensure an efficient roadway network and provide a consistent basis for evaluating the</p>	<p><i>Consistent</i> As documented in the Mitigated Negative Declaration Section XVII Transportation, the project would not exceed the acceptable level of service standards (LOS), LOS D or better, for nearby</p>

<p>transportation effects of proposed development projects on local roadways. These standards shall generally be based on the performance of signalized intersections during the AM and PM peak hours. Arterial LOS standards may be used in lieu of (or in addition to) intersection LOS standards in cases where intersection spacing and road design characteristics make arterial LOS a more reliable and effective tool for predicting future impacts.</p>	<p>intersections. "Upon the addition of project-generated traffic to Existing volumes, all intersections are expected to continue operating acceptably. Under the anticipated Future volumes, all four study intersections are expected to operate acceptably at LOS D or better during both peak hours and would be expected to continue doing so upon the addition of project generated traffic. This is considered a less than significant impact."</p>
<p>M-2.6: Traffic Mitigation Fees. Collect impact fees for new development based on the expected number of trips a project will generate. Fees should be used to implement transportation improvements as directed by City Council resolution.</p>	<p><i>Consistent with Conditions</i> The project is required to pay traffic mitigation fees totaling \$764,280 (\$4,246 x 180) for the 78 net new peak AM and 102 net new peak PM trips.</p>
<p>M-2.8: Emergency Access. Identify alternate ingress and egress routes (and modes of travel) for areas with the potential to be cut off during a flood, earthquake, wildfire, or similar disaster.</p>	<p><i>Consistent</i> The project has been reviewed by the Fire and Police Departments and they have determined that the project would maintain adequate access for emergency services.</p>
<p>M-3.2: Using VMT in Environmental Review. Require an analysis of projected Vehicle Miles Traveled (VMT) as part of the environmental review process for projects with the potential to significantly increase VMT. As appropriate, this shall include transportation projects and land use/policy plans as well as proposed development projects.</p>	<p><i>Consistent</i> As documented in the Mitigated Negative Declaration, Section XVII Transportation, "the project's proposed density and provision of onsite affordable housing would reduce its per capita VMT by 12 percent, thereby resulting in a project-specific rate of 8.4 VMT per capita. This is below the applied VMT significance threshold of 11.3 VMT per capita. Accordingly, the residential component of the project as proposed would be expected to result in a less-than-significant VMT impact." "The project also includes an on-site 5,000 square-foot market available to the public and 5,000 square-foot community center. Based on guidance from the OPR Technical Advisory, local-serving retail such as this can generally be presumed to have a less-than-significant impact on VMT. This presumption is readily validated by the fact that customers of the market and community center will include on-site residents who would not generate VMT when patronizing the market, as well as residents and employees in surrounding areas that would otherwise need to travel a longer distance, mostly by vehicle, to visit a competing retail use. The market and community center would therefore be expected to result in a less-than-significant VMT impact."</p>
<p>M-6.1: Encouraging Walking and Cycling. Wherever feasible, encourage walking and cycling as the travel mode of choice for short trips, such as trips to school, parks, transit stops, and neighborhood services. Safe, walkable neighborhoods with pleasant, attractive streets,</p>	<p><i>Consistent</i> The mixed-use character of the project encourages residents to walk to the proposed grocery store. The Village Commons and South Park recreational areas are easily accessible to pedestrians. The project is located close to a major highway and is within walking distance of nearby transit stops.</p>

bike lanes, public stairways, paths, and sidewalks should be part of San Rafael's identity.	
COMMUNITY SERVICES AND INFRASTRUCTURE ELEMENT	
CSI-4.2: Adequacy of City Infrastructure and Services. As part of the development review process, require applicants to demonstrate that their projects can be adequately served by the City's infrastructure. All new infrastructure shall be planned and designed to meet the engineering and safety standards of the City as well as various local service and utility providers.	<i>Consistent</i> See LU-1.2 above. The appropriate utility agencies have reviewed the project and determined that the property can be adequately served with appropriate system upgrades, which have been incorporated into the conditions of approval.
EQUITY DIVERSITY AND INCLUSION ELEMENT	
EDI-2.1: Neighborhood Design for Active Living. Improve the design of San Rafael's neighborhoods to promote physical activity for all residents, including opportunities for safe walking and cycling, and walkable access to goods and services.	<i>Consistent</i> The mixed-use character of the project promotes pedestrian access to the grocery store and the many recreational features of the project including the South Park area and the Village Commons.
EDI-2.2: Safe Space for Physical Activity. Provide safe physical spaces for children and families to play and be physically active in all neighborhoods, particularly in the Canal area and other neighborhoods where many homes lack outdoor living space.	<i>Consistent</i> The recreational features of the site are located well-away from public roads. The Village Commons is near the internal driveway but speeds will be low on that system. Final design features will include elements to separate children's play areas from the driveway system. The South Park area is separated from the internal driveway but easily accessible by residents.
EDI-3.2: Affordable Housing Development. Encourage the development of affordable rental housing to meet the needs of all San Rafael households.	<i>Consistent</i> See H-18 below.
HOUSING ELEMENT	
H-2: Design That Fits into the Neighborhood Context. Recognize that construction of new housing and improvements on existing properties can add to the appearance and value of the neighborhood if they fit into the established character of the area. Design new housing, remodels, and additions to be compatible to the surrounding neighborhood. Incorporate transitions in height and setbacks from adjacent properties to respect adjacent development character and privacy. Respect	<i>Consistent with Conditions</i> Residential development is allowed on the site per the proposed Neighborhood Commercial Mixed-Use Land Use designation. The project is on a vacant hillside parcel adjacent to single-family development to the south and west. Commercial development to the north and east includes a YMCA gymnasium and a Kaiser Health facility. Hwy 101 is just east of the site. The Design Review Board recommended approval of the project design with recommendations for design improvements which have been incorporated into the conditions of approval.

<p>existing landforms and minimize effects on adjacent properties.</p>	
<p>H-3: Public Information and Participation. Provide information on housing programs and related issues. Require and support public participation in the formulation and review of the City’s housing policy, including encouraging neighborhood involvement in development review. Work with community groups to advocate programs that will increase affordable housing supply and opportunities. Ensure appropriate and adequate involvement so that the design of new housing will strengthen the character and integrity of the neighborhood.</p>	<p><i>Consistent</i> See response in CDP-4.2 above.</p>
<p>H-14: Adequate Sites. Maintain an adequate supply of land designated for all types of residential development to meet the housing needs of all economic segments in San Rafael. Within this total, the City shall also maintain a sufficient supply of land for multifamily housing to meet the quantified housing need of very low, low, and moderate income housing units. Encourage development of residential uses in commercial areas where the vitality of the area will not be adversely affected and the site or area will be enhanced by linking workers to jobs, and by providing shared use of the site or area.</p>	<p><i>Consistent</i> This is a mixed-use project that provides 192 units of housing on an in-fill site. It will help accommodate the projected need for 1,007 additional housing units in the City by the year 2023 (Regional Housing Needs Allocation, Page 62 of the Housing Element). A total of 20 of the units will be affordable at the Low Income Level. These would contribute to the City’s need for 148 low-income housing units by the year 2023.</p>
<p>H-18: Inclusionary Housing Requirements. The City of San Rafael first adopted inclusionary requirements in the 1980’s. The City requires residential projects to provide a percentage of affordable units on site and/or pay in-lieu of fees for the development of affordable units in another location. The City’s program requires the units remain affordable for the longest feasible time, or at least 55 years. The City’s primary intent is the construction of units on-site. The units should be of a similar mix and type to that of the development as a whole, and dispersed throughout the development. If this is not practical or not permitted by law, the City will consider other alternatives of equal value, such as in-lieu fees, construction of units off-site, donation of a portion of the property for future</p>	<p><i>Consistent</i> The project will provide 20 units affordable at the Low Income Level, consistent with the standards of the recently-adopted amendments to SRMC Section 14.16.030.</p>

non-profit housing development, etc. Allow for flexibility in providing affordable units as long as the intent of this policy is met	
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PRESOLUTION NO. 21-__**RESOLUTION OF THE CITY OF SAN RAFAEL PLANNING COMMISSION
RECOMMENDING THAT THE CITY COUNCIL APPROVE A VESTING TENTATIVE
PARCEL MAP AND ENVIRONMENTAL AND DESIGN REVIEW PERMIT (ED 20-058), ON A
10.24 ACRE SITE LOCATED AT THE SOUTHERLY TERMINUS OF LOS GAMOS ROAD
NORTH OF OLEANDER DRIVE****(THE NEIGHBORHOOD AT LOS GAMOS)
(APNS: 165-220-06 AND 165-220-07)**

WHEREAS, on December 22, 2020, the applicants submitted applications for a General Plan Amendment (GPA 20-001) from Hillside Resource Residential to Neighborhood Commercial Mixed Use; Zone Change (ZC 20-002) from Planned District – Hillside Development Overlay District (PD-H) and Residential – Hillside Development Overlay District (R2a-H) to Planned Development District (PD); Vesting Tentative Parcel Map to combine and adjust the boundaries of the existing parcels; and Environmental and Design Review (ED 20-058) for a mixed-use project with 192 multi-family residential units; an approximately 5,600-square-foot market; a 5,000-square-foot community center; and 225 at-grade and semi-subterranean parking spaces; on a 10.24 acre site located at the southerly terminus of Los Gamos Road north of Oleander Drive; and

WHEREAS, the current zoning for the site does not allow the type of mixed-use development proposed and does not contain appropriate land use limitations and development standards, as required by Section 14.07.060 of the Zoning Ordinance; and

WHEREAS, as required by the California Environmental Quality Act (CEQA) Guidelines, staff determined that the applications for a general plan amendment, zone change, vesting tentative parcel map, and environmental and design review permits, are a ‘project,’ making it subject to environmental review. Pursuant to CEQA Guidelines Section 15063, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared to determine the potential environmental impacts of the project. The IS/MND is supported by several technical studies including air quality, noise, geotechnical and traffic); and

WHEREAS, as demonstrated in the preparation of the Initial Study/Mitigated Negative Declaration (IS/MND), all potentially significant effects on the environment identified in the IS/MND can be mitigated to less-than-significant levels with implementation of the recommended mitigation measures, including impacts to aesthetics, air quality, biologic resources, cultural and tribal resources, geology and soils, and hydrology and water quality consistent with CEQA Guidelines; and

WHEREAS, consistent with the requirements of the CEQA Guidelines, a Mitigation Monitoring and Reporting Program (MMRP) has been prepared to ensure implementation of, and compliance with, all conditions required to mitigate any environmental impact to a level of less than significant. All the identified mitigation measures have also been included as conditions of project approval; and

WHEREAS, on September 30, 2021, the applicant held a Neighborhood Meeting via zoom which was duly noticed to the residents and property owners within 300’ of the project site and notice of the meeting was also posted on the site; and

WHEREAS, on October 5, 2021, the project was considered by the Design Review Board (DRB) which recommended approval of the project subject to conditions to reconsider a darker color palette for the walls of the structures, to try to provide a more natural and less formal arrangement of the proposed trees on the project, to mitigate the impact of the tall retaining walls in the Village Commons, and for the project to come back for final review of the design details by the DRB when building permits were submitted; and

WHEREAS, the applicant has agreed to all the recommended changes and they have been incorporated into the conditions of approval for the project; and

WHEREAS, the project, including the Notice of Availability of the IS/MND, along with the planning applications, was publicly noticed 30 days in advance of the Planning Commission hearing, through the following means: 1) the subject site was posted; 2) publishing a legal ad in the Marin Independent Journal, a local newspaper of general circulation in the area, on November 1, 2021; and 3) notices were mailed to surrounding property owners within 300 feet, pertinent agencies (including responsible and trustee agencies), organizations and special interest groups in conformance with the CEQA Guidelines; and

WHEREAS, on December 14, 2021, the Planning Commission held a duly-noticed public hearing on the proposed project, the IS/MND, and MMRP, General Plan Amendment, Zone Change, Vesting Tentative Parcel Map, and Environmental Design Review Permits, accepting all oral and written public testimony and the written report of the Department of Community Development. The Planning Commission considered all oral and written public testimony and the written report of the Community Development Department, as well as the comments received by public agencies, utilities, organizations, special interest groups and persons who have reviewed the IS/MND and MMRP, and the responses to those comments; and

WHEREAS, on December 14, 2021, by adoption of separate resolutions, the Planning Commission recommended to the City Council approval of the Mitigated Negative Declaration, General Plan Amendment (GPA 20-001) and PD Rezoning (ZC 20-002) to change the land use designation to Neighborhood Commercial Mixed Use and establish a new PD to allow for the mixed-use project as presented in the proposed development plans, with appropriate development regulations and land use limitations; and

WHEREAS, the custodian of documents which constitute the record of proceedings upon which this decision is based is the Community Development Department.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of San Rafael does hereby recommend that the City Council approve the Vesting Tentative Parcel Map and Environmental and Design Review (ED 20-058) based on the findings in Attachment A and the conditions of approval in Attachment B.

The foregoing Resolution was adopted at the regular meeting of the City of San Rafael Planning Commission held on the 14th day of December 2021.

Moved by Commissioner _____ and seconded by Commissioner _____.

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

SAN RAFAEL PLANNING COMMISSION

ATTEST: _____ BY: _____
Leslie Mendez, Secretary Shingai Samudzi, Chair

Attachment A Findings for Project Approval
Attachment B Conditions of Approval

**Environmental and Design Review Permit Findings
(ED 20-058)**

In accordance with San Rafael Municipal Code (SRMC) Section 14.25.090, Findings, the following findings are required for approval of an Environmental and Design Review Permit:

1. The proposed mixed-use project as conditioned is consistent in principle with the San Rafael General Plan 2040 and other applicable City plans or policies in that the development plans for The Neighborhood at Los Gamos includes appropriate development standards, and is subject to an Environmental and Design Review Permit, implementing the intent of Chapters 22 (Use Permit) and 25 (Environmental and Design Review Permit) of the San Rafael Zoning Ordinance, Subdivision Ordinance (Title 15 of San Rafael Municipal Code). A detailed discussion of the Project's consistency with the applicable General Plan policies is provided in the General Plan Consistency Analysis matrix in Attachment D to Exhibit 1b (Resolution recommending approval of the General Plan Amendment and Zone Change).
2. The project design, as proposed and conditioned, is consistent with the objectives and criteria of the Zoning Ordinance, and the purposes of Chapter 25 (Environmental and Design Review) in that:
 - a) The development presents a competent design that has been thoughtfully studied and presented to the Design Review Board, both as a conceptual design and then as a formal application design. The applicant has agreed to modify the proposed building design and landscaping as recommended by the Board and these changes have been incorporated into the conditions of approval. The proposed new development has been designed to comply with the applicable NCMU property development standards, with the exception of the Waiver requested for height and the Concession for commercial parking as provided by State Density Bonus Law, and the proposed project is not requesting any other deviations (Variances) from land use regulations. The project has also been reviewed by local residents during a formal Neighborhood Meeting (including a 15-day notice sent to property owners and tenants within 300 feet of the project site).
 - b) The site plan respects site features and constraints by avoiding the existing drainage paths on the property and by preserving the majority of the mature trees. The South Park area of the project, just over an acre, located south of the proposed buildings, maintains much of the existing vegetation to create an outdoor recreation area for the use of the project residents. Of the 285 existing trees, 205 of the existing oaks will be preserved and 210 new trees, including oak species, will be planted on the property.
 - c) The materials and colors that have been included in the proposed architecture are consistent with the context of the surrounding area. The buildings are designed in a Contemporary style. Walls would be a combination of stucco, lap siding and painted concrete. Trim would be painted wood. Colors are earth-tones in complementary shades. As recommended by the Design Review Board, the applicant has agreed to alter the colors of the buildings to make the colors more compatible with the surrounding natural setting. Large areas of each of the walls of the residential buildings incorporate windows, introducing considerable light into the units. The residential buildings use horizontal and vertical articulation to break up the mass. The project as conditioned will utilize colors and materials that will effectively blend the proposed building with the predominant colors of the surrounding natural setting.
 - d) The proposed site plan incorporates design features to ensure that stormwater runoff will be appropriately managed to avoid off-site impacts. In addition, Mitigation Measure HYDRO-1 requires that the project applicant prepare a Stormwater Pollution Prevention Plan (SWPPP) and/or Erosion and Sediment Control Plan (ESCP) in accordance with the

requirements of the statewide Construction General Permit and the City of San Rafael Department of Public Works. The SWPPP shall include the minimum Best Management Practices (BMPs) required for the identified risk level. This mitigation measure and the project design will ensure that any potential impacts related to stormwater runoff are reduced to a less-than-significant level.

3. The project design with conditions minimizes adverse environmental impacts in that:
 - a) The project would not cause the level of service at nearby intersections to exceed the standards of the General Plan.
 - b) Potential environmental impacts have been addressed through the preparation of an Initial Study and Mitigated Negative Declaration (IS/MND) consistent with the requirements of the California Environmental Quality Act (CEQA). The IS/MND concluded that the proposed project would result in potentially significant impacts in Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hydrology and Water Quality, and Tribal Resources. Any potential impacts would be mitigated to a less-than-significant level through implementation of recommended mitigations listed in the Mitigation Monitoring and Reporting Program of the IS/MND.
4. The project design, as proposed and as conditioned, will not be detrimental to the public health, safety or welfare, nor materially injurious to properties or improvements in the vicinity in that:
 - a) The environmental impacts associated with the development of the project have been assessed and the project impacts can be mitigated to less-than-significant levels with the implementation of specific mitigation measures as discussed in Environmental and Design Review Permit Finding #3 above.
 - b) The project design would be an appropriate transitional use in an area which has both commercial and single-family development. The project would preserve the majority of the natural environment of the site. The South Park area will include both natural areas, a pedestrian walkway, and children's recreational play area. Furthermore, the project's siting, scale and mass has been designed to minimize visual impacts on adjacent properties, and the new lighting is within the 1-foot candle (Fc) limit along the property line.
 - c) The site is subject to a condition of approval requiring a 90-day lighting review to adjust lighting levels and reduce glare as needed to eliminate spillover glare onto adjacent properties.

Vesting Tentative Parcel Map Findings

5. The proposed map is consistent with the San Rafael General Plan and any applicable, adopted specific plan or neighborhood plan as noted in Environmental and Design Review Permit Finding, #1 above. The purpose of the map is to allow the creation of a mixed-use development consisting of 192 residential apartment units; 225 parking spaces; a 5,574 square-foot market; and a 5,003 square-foot community center.
6. The design or improvement of the subdivision is consistent with the San Rafael General Plan and any pertinent, adopted specific plan or neighborhood plan in that:
 - a) the subdivision would create 192 units on the 10.24-acre parcel, which is in keeping with the allowable density (8.7 to 24.2 units/acre or 89-247 units) per the Neighborhood Commercial Mixed Use Land Use Designation, which encourages a mixed-use development in this location; and

- b) the City has balanced the regional and local housing needs against the public service needs of its residents, as well as available fiscal and environmental resources, and concludes that adequate public services are available to the site based on existing service providers that have reviewed the project and indicated that subject to conditions of approval, the system has the capacity to provide service.
7. The property subject to subdivision is physically suitable for the density of development that is proposed in that:
- a) the proposed subdivision would create 192 apartment units on site, which is below the maximum density allowable per General Plan 2040 (247 units);
 - b) the project provides adequate parking for the residences in project under the provisions of State Density Bonus Law, and the applicant has applied for a Concession for reduced commercial parking as provided by State Density Bonus Law;
 - c) ample, code compliant private and common usable open space is provided for the project.
8. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat in that:
- a) the site is an in-fill site that has been designated in the General Plan as Neighborhood Commercial Mixed Use with an allowed residential a density of 8.7-24.2 units per acres; and
 - b) An Initial Study/Mitigated Negative Declaration has been prepared and appropriate mitigation measures identified in the Mitigation Monitoring and Reporting Program to reduce any identified potential impacts to less-than-significant levels.
9. The design of the subdivision or the type of the proposed improvements is not likely to cause serious health problems in that:
- a) it is a mixed-use project that will be an appropriate transitional use between the single-family residences to the south and west and the commercial uses to the east;
 - b) the proposed project would be built in accordance with the latest Building and Fire codes to ensure the health and safety of future residents and adjacent neighbors;
 - c) the City's Public Works Department and Las Gallinas Valley Sanitation District have reviewed the drainage and proposed sewer connections for the project site and deemed the project design to be in keeping with City standards, subject to conditions of approval; and
 - d) as conditioned, the proposed subdivision would not result in impacts to water quality or impacts to environmental resources in that an erosion control plan is required as a condition of project approval, which must be implemented before any grading or construction commences on the site.
10. The design of the subdivision or the type of proposed improvements will not conflict with existing, identified easements on site.
11. The design of the subdivision or the type of proposed improvements are consistent with the standards for Hillside Lots as described in SRMC Section 15.07 in that:
- a) the project will consist of one, 10.24 acre lot, which is larger than the 2.5 acre minimum;
 - b) the project employs development clustering;

- c) the project is subject to an Environmental and Design Review Permit (ED 20-058) and findings in support of that application are listed above;
- d) the use of clustering minimizes grading, visual impacts, minimizes the removal of natural vegetation, and maximizes preservation of existing trees;
- e) the project is not located on a highly visible hillside nor on a ridgeline;
- f) the proposed development preserves the hillside as a visual backdrop;
- g) steep slopes and more hazardous, unstable portions of the site have been avoided;
- h) development plans, and the conditions of approval, will require the preparation of detailed geotechnical reports to ensure that development of the site can mitigate any geotechnical constraints that might be discovered;
- i) the buildings were reviewed by the Design Review Board and, as conditioned, were found to achieve necessary hillside design quality;
- j) the development of the site preserves the existing drainage paths on the site and the majority of the existing vegetation; and
- k) no new streets are proposed; access will be via a looped driveway system that, following review by Public Works, Fire and Building and Safety has been found to provide appropriate access.

12. The design of the subdivision or the type of proposed improvements are consistent with the standards as described in SRMC Section 15.06 in that:

- a) the project proposes one lot rather than individual for-sale lots;
- b) no streets are proposed;
- c) sidewalks, walkways and lighting conform to the standards of the Code;
- d) the proposed grading and drainage design has been reviewed by the Department of Public Works and Las Gallinas Valley Sanitary District and found, as conditioned, to provide proper grading, drainage and erosion control;
- e) the project will be constructed in compliance with the current Building and Fire Codes which will ensure that appropriate fire protection measures and construction techniques will be employed; and
- f) all utilities will be undergrounded.

EXHIBIT 1c Attachment B

ENVIRONMENTAL AND DESIGN REVIEW (ED 20-058) CONDITIONS OF APPROVAL

General Conditions

1. The proposed project shall be constructed in substantial conformance with the project plans as presented for approval at the Planning Commission public hearing of December 14, 2021. These plans shall be the same as required for issuance of building, grading and other City permits. Minor modifications or revisions to the project plans shall be subject to review and approval by the Community Development Department, Planning Division. Modifications deemed not minor by the Community Development Director shall require review and approval by the original decision making body.
2. Approved colors for the project structures shall be as shown on the approved plans or as modified by these conditions of approval. Any future modification to colors shall be subject to review and approval by the Community Development Department, Planning Division. Modifications deemed not minor by the Community Development Director shall require review and approval by the Design Review Board.
3. Applicant shall remit payment of the State Fish and Game fees in order for staff to file a Notice of Determination with the County Clerk within 5 days of project approval. The current fee amounts are \$2,210 (current fee as of 2021) payable to the State Fish and Game and \$50.00 payable to the Marin County Clerk and are subject to increase on January 1st of each year.
4. The project Mitigation Monitoring and Reporting Program (MMRP) of the Mitigated Negative Declaration is incorporated into these conditions of approval by reference. Mitigation Measures are also listed below in these conditions of approval. Applicant and property owner shall comply with all terms and conditions of the MMRP. A deposit for Mitigation Monitoring shall be paid as required by these conditions.
5. Property owner and applicant agree to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities (“indemnities”), the purpose of which is to attack, set aside, void or annul the approval of this application or the certification of any environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the applicant, third parties and the indemnities, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the indemnities.
6. In the event that any claim, action or proceeding as described above is brought, the City shall promptly notify the Property owner and applicant of any such claim, action or proceeding, and the City will cooperate fully in the defense of such claim, action, or proceeding, In the event applicant/property owner is required to defend the City in

connection with any said claim, action or proceeding, the City shall retain the right to; 1) approve the counsel to so defend the City; 2) approve all significant decisions concerning the manner in which the defense is conducted; and 3) approve any and all settlements, which approval shall not be unreasonably withheld. Nothing herein shall prohibit the City from participating in the defense of any claim, action or proceeding, provided that if the City chooses to have counsel of its own to defend any claim, action or proceeding where Property owner and applicant already has retained counsel to defend the City in such matters, the fees and the expenses of the counsel selected by the City shall be paid by the City.

7. As a condition of this application, applicant/property owner agree to be responsible for the payment of all City Attorney expenses and costs, both for City staff attorneys and outside attorney consultants retained by the City, associated with the reviewing, process and implementing of the land use approval and related conditions of such approval. City Attorney expenses shall be based on the rates established from time to time by the City Finance Director to cover staff attorney salaries, benefits, and overhead, plus the actual fees and expenses of any attorney consultants retained by the City. Applicant shall reimburse City for City Attorney expenses and costs within 30 days following billing of same by the City.
8. All site improvements, including but not limited to, site lighting, fencing, landscape islands and paving, striping shall be maintained in good, undamaged condition at all times. Any damaged improvements shall be replaced in a timely manner.
9. The Project site shall be kept free of litter and garbage. Any trash, junk or damaged materials that are accumulated on the site shall be removed and disposed of in a timely manner.
10. All new landscaping shall be irrigated with an automatic drip system and maintained in a healthy and thriving condition, free of weeds and debris, at all times. Any dying or dead landscaping shall be replaced in a timely fashion.
11. All public streets and sidewalks and on-site streets which are privately owned that are impacted by the grading and construction operation for the Project shall be kept clean and free of debris at all times. The general contractor shall sweep the nearest street and sidewalk adjacent to the site on a daily basis unless conditions require greater frequency of sweeping.
12. This Environmental and Design Review Permit shall run with the land and shall remain valid regardless of any change of ownership of the Project site, subject to these conditions, provided that a building/grading permit is issued, and construction commenced, or a time extension request is submitted to the City's Community Development Department, Planning Division, within three (3) years of the City Council approval. Failure to obtain a building permit and grading permit and construction or grading activities commenced, or failure to obtain a time extension within the three-year period will result in the expiration of this Environmental and Design Review Permit.

13. This Environmental and Design Review Permit (ED 20-058) approving the Project shall run concurrently with the approved Vesting Tentative Parcel Map. If either entitlement expires, this Environmental and Design Review Permit approving the Project, as depicted on Project plans, shall also expire and become invalid.
14. A copy of the Conditions of Approval for ED 20-058 shall be included as a plan sheet with the building permit plan submittal.
15. Bicycle parking shall be provided in compliance with San Rafael Municipal Code Section 14.18.090. This requires bicycle spaces provided on site at a minimum of 5% of total vehicle parking, including a minimum of one two bike capacity rack for short term bicycle parking. Final plans shall include a design detail for proposed bicycle parking spaces, proposed number and location subject to final review and approval by the Community Development Department and Traffic Engineer.
16. Property Owner/applicant shall be responsible for all costs associated with mitigation monitoring and shall remit an initial deposit in the amount of \$6,540.00 for mitigation monitoring and condition compliance. Staff shall bill time against this deposit amount during Project review and implementation of the Project and monitoring of Project conditions, to assure compliance with conditions and mitigation measures has been achieved.
17. All mechanical equipment (i.e. air conditioning units, meters and transformers) and appurtenances not entirely enclosed within the structure (on side of building or roof) shall be screened from public view. The method used to accomplish the screening shall be indicated on the building plans and approved by the Planning Division.
18. Any outstanding Planning Division application processing fees shall be paid.
19. A construction logistics plan shall be submitted demonstrating how construction conditions shall be met. The plan must be approved by the Public Works Department and Community Development Director and shall include the conditions of approval and mitigation measures that are applicable to the construction of the Project.
20. The project shall be subject to the affordable housing requirements prescribed in Section 14.16.030 of the San Rafael Zoning Ordinance and is therefore required to provide twenty (20) of the 192 apartment units as affordable. Prior to the issuance of a building permit or recordation of the final map, whichever occurs first, a Below Market Rate (BMR) agreement for the twenty (20) affordable units shall be approved by the City Council and recorded on the property. The location of the BMR units shall be identified on the project plans and the final location shall be subject to review and approval of the City as part of the City's consideration of the BMR agreement. Please contact the Marin Housing Authority to commence the agreement process.
21. Protective barrier fencing shall be installed during construction to protect existing trees that are to remain on site, as per the approved landscape plan. Plans showing the fencing, signage and barrier details shall be included on Project plans, The fencing shall be a

minimum four-foot orange mesh protected by hay bales and signage designed to avoid intrusion by construction workers and equipment.

Project Mitigation Measures

Aesthetics

22. Mitigation Measure AES-1: Prior to the Building Permit final inspection, the project applicant shall submit to the satisfaction of the Community Development Department Director, a post-installation photometric lighting study showing that the lighting on site complies with the approved lighting levels per ED 20-058 and the requirements of SRMC 14.16.227. The project applicant shall also demonstrate to the Building Division that outdoor lighting fixtures meet the requirements of the California Energy Code (known as Part 6, Title 24 of the California Code of Regulations).

Air Quality

23. Mitigation Measure AQ-1: Include basic measures to control dust and exhaust during construction. During any construction period ground disturbance, the applicant shall ensure that the project contractor implement measures to control dust and exhaust. Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to a less-than-significant level. The contractor shall implement the following best management practices that are required of all projects:
- a) All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - b) All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - c) 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.
 - d) All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
 - e) 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.
 - f) 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.
 - g) 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.
 - h) Post a publicly visible sign with the telephone number and person to contact at the City of San Rafael Building Division 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.

24. Mitigation Measure AQ-1a: All diesel-powered off-road equipment, larger than 25 horsepower, operating on the site for more than two days continuously shall, at a minimum, meet U.S. EPA particulate matter emissions standards for Tier 2 engines with CARB-certified Level 3 Diesel Particulate Filters or equivalent.
- a) The use of equipment meeting U.S. EPA Tier 4 standards for particulate matter would also meet this requirement.
 - b) Use of equipment that includes alternatively-fueled equipment (i.e., non-diesel) would meet this requirement.
 - c) Other measures may be the use of added exhaust devices, or a combination of measures, provided that these measures are approved by the City and demonstrated to reduce community risk impacts to less-than-significant levels.
25. Mitigation Measure AQ-2: Include high-efficiency particulate filtration systems in residential ventilation systems. The project shall include the following measures to minimize long-term increased cancer risk and annual PM_{2.5} exposure for new project occupants:
- a) Install air filtration in residential dwellings. Air filtration devices shall be rated MERV 13 or higher. To ensure adequate health protection to sensitive receptors (i.e., residents), this ventilation system, whether mechanical or passive, all fresh air circulated into the dwelling units shall be filtered, as described above.
 - b) As part of implementing this measure, an ongoing maintenance plan for the buildings' heating, ventilation, and air conditioning (HV AC) air filtration system shall be required.
 - c) Ensure that the use agreement and other property documents: (1) require cleaning, maintenance, and monitoring of the affected buildings for air flow leaks, (2) include assurance that new owners or tenants are provided information on the ventilation system, and (3) include provisions that fees associated with owning or leasing a unit(s) in the building include funds for cleaning, maintenance, monitoring, and replacements of the filters, as needed.

Biological Resources

26. Mitigation Measure BIO-1a: The project sponsor shall conduct pre-construction surveys prior to initiation of any construction activities, including the following:
- a) Rare Plant Survey. Prior to initiation of construction, a qualified botanist will survey for this species during their blooming season (April through November) to ensure these plants are not impacted. If individual plants are located within the development footprint, the qualified botanist will transplant individual plants to an area with the habitat requirements for this species in an area that will remain undisturbed within the Project Area.
 - b) Special-Status Plant Survey and Avoidance. A qualified botanist shall conduct surveys during the appropriate blooming period for all special-status plants that have the potential to occur on or adjacent to the Project area prior to the start of ground-disturbing activities and prepare a report documenting survey findings. Habitat

adjacent to the Project area should be surveyed if the Project may have indirect impacts off-site as a result of changes to hydrological conditions or other indirect impacts. More than one year of surveys may be necessary. Surveys and reporting shall be conducted following Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Sensitive Natural Communities. Surveys shall be submitted to CDFW for review and written acceptance. If special-status plants are found during surveys, the Project shall be re-designed to avoid impacts to special-status plants. If impacts to any special-status plants cannot be avoided completely during construction, the Project shall provide mitigation including on-site restoration, off-site habitat preservation, or another method accepted in writing by CDFW. The qualified botanist shall be knowledgeable about plant taxonomy, familiar with plants of the region, and have experience conducting botanical field surveys according to vetted protocols.

- c) Tree Removal and Migratory Bird Protection. Tree and shrub removal will be conducted between September 1 and February 14, outside of nesting bird season, to the extent possible. Tree removal between February 15 and August 31 will require a nesting bird survey by a qualified biologist no more than 7 days prior to work occurring.
- d) Active Bird Nest. If at any time of the year an active bird nest is observed within or near work sites, work within 50 feet of the observed nest shall cease, care shall be taken not to disturb the nest, and the work supervisor shall contact designated biologist for guidance on how to proceed. A no-work buffer will be implemented by the biologist as appropriate to protect the nest until the young have fledged.
- e) Bat Tree Habitat Assessment and Surveys. Prior to any tree removal, a qualified biologist shall conduct a habitat assessment for bats. The habitat assessment shall be conducted a minimum of 30 to 90 days prior to tree removal and shall include a visual inspection of potential roosting features (e.g., cavities, crevices in wood and bark, exfoliating bark, and suitable canopy for foliage roosting species). If suitable habitat trees are found, they shall be flagged or otherwise clearly marked and tree trimming or removal shall not proceed unless the following occurs: a) in trees with suitable habitat, presence of bats is presumed, or documented during the surveys described below, and removal using the two-step removal process detailed below occurs only during seasonal periods of bat activity, from approximately March 1 through April 15 and September 1 through October 15, or b) after a qualified biologist conducts night emergence surveys or completes visual examination of roost features that establish absence of roosting bats.

Two-step tree removal shall be conducted over two consecutive days, as follows:

- i. the first day (in the afternoon), under the direct supervision and instruction by a qualified biologist with experience conducting two-step tree removal, limbs and branches shall be removed by a tree cutter using chainsaws only; limbs with cavities, crevices or deep bark fissures shall be avoided; and
- ii. the second day the entire tree shall be removed

27. Mitigation Measure BIO-1b: Burrowing Owl Habitat Assessment, Surveys, and Avoidance. Prior to Project activities, a habitat assessment shall be performed following Appendix C: Habitat Assessment and Reporting Details of the CDFW Staff Report on

Burrowing Owl Mitigation (CDFW 2012 Staff Report). The habitat assessment shall extend at least 492 feet (150 meters) from the Project site boundary or more where direct or indirect effects could potentially extend offsite (up to 500 meters or 1,640 feet) and include burrows and burrow surrogates. If the habitat assessment identifies potentially suitable burrowing owl habitat, then a qualified biologist shall conduct surveys following the CDFW 2012 Staff Report survey methodology. Surveys shall encompass the Project site and a sufficient buffer zone to detect owls nearby that may be impacted commensurate with the type of disturbance anticipated, as outlined in the CDFW 2012 Staff Report, and include burrow surrogates such as culverts, piles of concrete or rubble, and other non-natural features, in addition to burrows and mounds. Time lapses between surveys or Project activities shall trigger subsequent surveys, as determined by a qualified biologist, including but not limited to a final survey within 24 hours prior to ground disturbance. The qualified biologist shall have a minimum of two years of experience implementing the CDFW 2012 Staff Report survey methodology resulting in detections. Detected burrowing owls shall be avoided pursuant to the buffer zone prescribed in the CDFW 2012 Staff Report and any passive relocation plan for non-nesting owls shall be subject to CDFW review.

Burrowing Owl Wintering Habitat Mitigation. If the Project would impact an occupied burrow (where a non-nesting wintering owl would be evicted as described above), the following habitat mitigation shall be implemented prior to Project construction:

- a) Impacts to each burrow site shall be mitigated by permanent preservation of two occupied burrow sites with appropriate foraging habitat within Marin County, unless otherwise approved by CDFW, through a conservation easement and implementing and funding a long-term management plan in perpetuity.
 - b) The Project may implement alternative methods for preserving habitat with written acceptance from CDFW.
28. Mitigation Measure BIO-1c: American Badger Preconstruction Wildlife Survey. Within one week prior to initiation of construction, a qualified biologist will survey the Project Area for potential American badger burrows. If potentially occupied burrows are detected, an avoidance buffer will be approved by CDFW, and established to protect the burrow from construction impacts. If a sufficient buffer cannot be established, the biologist will prepare a relocation plan to be approved by CDFW and implemented prior to initiation of construction. If construction is suspended for more than 1 week or is initiated in an area more than 2500 feet from active construction, a new survey will be performed prior to re-starting work or starting work in new areas.

Cultural Resources

29. 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 dart 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).

30. 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, 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 15064.5[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.

Geology and Soils

31. Mitigation Measure GEO -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 recommendations include design of new structures in accordance with the provisions of the 2019 California Building Code or subsequent codes in effect when final design occurs. Final project design shall be consistent with the recommended seismic design coefficients and spectral accelerations are presented in the findings presented in Section 5.1 of the December 7, 2020 MPEG report.
32. Mitigation Measure GEO-2: Supplemental exploration with exploratory trenches and geology site inspection/mapping further upslope shall be performed to better evaluate the potential for instability. Most of the suspected areas of instability within the site will be removed as part of the planned excavation and building construction. Undeveloped areas of instability within the project site should be over-excavated, subsurface drainage installed, and backfilled with engineered fill. Global stability of the site should be checked as part of building wall design. Debris catchment structure or deflection wall/berm may be needed upslope of the planned buildings if debris flow paths cross planned structures. Final project design shall be consistent with the recommended findings presented in Chapter 5 of the December 7, 2020 MPEG report.
33. Mitigation Measure GEO-3: 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. Planned improvements or structures on shallow foundations should be setback from the unimproved drainage channel. The recommended setback distance is a 3:1 inclination from the channel bed or 10 feet from top of bank, whichever is greater. The site drainage system shall be designed to collect

surface water from the maximum credible rainfall event and discharging it into an established storm drainage system. The project Civil Engineer is responsible for designing the site drainage system.

In addition, an erosion control plan shall be developed prior to construction per the current guidelines of the California Stormwater Quality Association's Best Management Practice Handbook. Additionally, regular monitoring of the upslope areas shall be performed, particularly during and following periods of heavy rainfall. Regular maintenance of upslope areas should also be performed and should include maintaining vegetative cover on slopes, clearing debris from the v-ditches and drain inlets, and promptly repairing any erosion or shallow instabilities that occur. Final project design shall be consistent with the recommended findings presented in Chapter 5 of the December 7, 2020 MPEG report.

34. Mitigation Measure GEO-4: Soils subgrades and fills shall be moisture conditioned above the optimum moisture content during site grading and maintained at this moisture content until imported aggregate base and/or surface flatwork is completed. Retaining structures shall be designed with a soil creep load where walls retain sloping ground. Foundations shall be designed to account for some expansive soil movement. Final project design shall be consistent with the recommended findings presented in Chapter 5 of the December 7, 2020 MPEG report.
35. Mitigation Measure GEO-5: 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.”

Hydrology and Water Quality

36. Mitigation Measure HYDRO-1: Prior to issuing a grading or building permit, the project applicant shall prepare a Stormwater Pollution Prevention Plan (SWPPP) and/or Erosion and Sediment Control Plan (ESCP) in accordance with the requirements of the statewide Construction General Permit and the City of San Rafael Department of Public Works. The SWPPP shall be prepared by a Qualified SWPPP Developer (QSD). The SWPPP shall include the minimum Best Management Practices (BMPs) required for the identified risk level. The SWPPP shall be designed to address the following objectives:
- a) All pollutants and their sources, including sources of sediment associated with construction, construction site erosion, and all other activities associated with construction activity are controlled;
 - b) Where not otherwise required to be under a Regional Water Quality Control Board permit, all non-stormwater discharges are identified and either eliminated, controlled, or treated;
 - c) Site BMPs are effective and result in the reduction or elimination of pollutants in stormwater discharges and authorized non-stormwater discharges from construction activity. The erosion and sediment control plan shall include the rationale used for selecting BMPs including supporting soil loss calculations, as necessary;
 - d) Stabilization BMPs installed to reduce or eliminate pollutants after construction are completed;
 - e) BMP implementation shall be consistent with the BMP requirements in the most recent version of the California Stormwater Quality Association Stormwater Best Management Handbook-Construction or the Caltrans Stormwater Quality Handbook Construction Site BMPs Manual.
37. Mitigation Measure HYDRO-2: Prior to a certificate of occupancy, the Project applicant shall verify that operational stormwater quality control measures that comply with the requirements of the current Phase II Small MS4 Permit have been implemented. Responsibilities include, but are not limited to:

- a) 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.
- b) 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.
- c) 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.
- d) Funding for long-term maintenance of all BMPs shall be specified.

Tribal Cultural Resources

- 38. 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.

Community Development Department—Planning Division

- 39. Final landscape and irrigation plans for the Project shall comply with the provisions of Marin Municipal Water District's (MMWD) most recent water conservation ordinance. Construction plans submitted for issuance of building/grading permit shall be pre-approved by MMWD and stamped as approved by MMWD or include a letter from MMWD approving the final landscape and irrigation plans. Modifications to the final landscape and irrigation plans, as required by MMWD, shall be subject to review and approval of the Community Development Department, Planning Division.
- 40. Prior to issuance of building permits, the applicant shall consult with Planning Division staff on a revised landscaping plan that minimizes the loss of mature oak trees in the South Park portion of the project. This may be accomplished by changing the design of the pedestrian paths, the bridge, and/or any recreational features proposed to be installed. The revised plan shall show locations of oak trees to be retained and those to be removed including their diameter at breast height. The revised plan shall also include the use of native vegetation. The final plan shall be subject to the review and approval of the Planning Division.
- 41. Prior to the issuance of building permits, the applicant shall submit a Lake or Streambed (LSA) Notification to the California Department of Fish and Wildlife (CDFW) pursuant to Fish and Game Code section 1602 for Project activities that may substantially alter the bed, bank, or channel of the ephemeral stream, including installation of a new bridge. If CDFW determines that an LSA Agreement is warranted, the project shall comply with all required

measures in the LSA Agreement, including but not limited to requirements for ephemeral stream and riparian habitat impacts

42. Landscaping along driveways shall be regularly trimmed to clear vegetation below a height of seven feet to ensure that adequate sight lines will be maintained.
43. Prior to the issuance of building permits, a sign program shall be submitted for the project for review by the Design Review Board and Planning Commission.
44. Prior to the issuance of building permits, the plans shall be revised to address the following comments from the Design Review Board:
 - a) Mitigate the appearance of building height with darker color palette consistent with Hillside Design Guidelines and horizontal elements to break up visual appearance of massing.
 - b) Trees should be not planted in a uniform row but clustered with more natural spacing to the extent practicable for available planting area.
 - c) Mitigate impacts of the 10' – 16' tall retaining walls with step backs or other methods such as texture/colors/materials/or vegetation.

The revised plans shall be returned to the Design Review Board for a final review.

45. The following standard construction best management practices shall be implemented to reduce construction noise levels at sensitive receptors in the site vicinity:
 - a) Construct temporary noise barriers, where feasible, to screen stationary noise-generating equipment or construction occurring in close proximity to adjacent land uses. Temporary noise barrier fences would provide a 5 dBA noise reduction if the noise barrier interrupts the line-of-sight between the noise source and receiver and if the barrier is constructed in a manner that eliminates any cracks or gaps.
 - b) Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
 - c) Unnecessary idling of internal combustion engines should be strictly prohibited.
 - d) Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors as feasible. If they must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used reduce noise levels at the adjacent sensitive receptors. Any enclosure openings or venting shall face away from sensitive receptors.
 - e) Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
 - f) Control noise from construction workers' radios to a point where they are not audible at properties bordering the project site.
 - g) The contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a

procedure for coordination with adjacent land uses so that construction activities can be scheduled to minimize noise disturbance.

- h) Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule.
46. The applicant shall contact the Planning Division to request a final inspection, prior to the issuance of the final building permit. The final inspection shall require a minimum of 48-hours advance notice. All landscaping and irrigation shall be installed prior to the occupancy of the building or the property owner shall post a bond in the amount of the estimated landscaping/ irrigation cost with the City of San Rafael. In the event that a bond is posted, all areas proposed for landscaping must be covered with bark or a substitute material approved by the Planning Division prior to occupancy. The landscape architect shall certify in writing and submit to the Planning Division, and call for inspection, that the landscaping has been installed in accordance with all aspects of the approved landscape plans, that the irrigation has been installed and been tested for timing and function, and all plants including street trees are healthy. Any dying or dead landscaping shall be replaced.
47. All exterior lighting shall be shielded down. Following the issuance of a certificate of occupancy, all exterior lighting shall be subject to a 90-day lighting level review by the Police Department and Planning Division to ensure compatibility with the surrounding area.

Building Division

48. The design and construction shall comply with the latest code year at time of building permit application for the California Building Code (CBC), California Plumbing Code (CPC), California Electrical Code (CEC), California Mechanical Code CCMC), California Fire Code (CFC), California Energy Code, California Green Building Standards Code and City of San Rafael Ordinances and Amendments.
49. A building permit is required for the proposed work. Applications shall be accompanied by complete sets of construction drawings to include:
- a) Architectural plans
 - b) Structural plans
 - c) Electrical plans
 - d) Plumbing plans
 - e) Mechanical plans
 - f) Site/civil plans (clearly identifying grade plane and height of the building)
 - g) Structural Calculations

- h) Truss Calculations
 - i) Soils reports
 - j) Green Building documentation
 - k) Title-24 energy documentation
50. The occupancy classification, construction type and square footage of each building shall be specified on the plans. In mixed occupancies, each portion of the building shall be individually classified.
51. The occupancy classification, construction type and square footage of each building shall be specified on the plans in addition to justification calculations for the allowable area of each building. Site/civil plans prepared by a California licensed surveyor or engineer clearly showing topography, identifying grade plane and height of the building.
52. This building contains several different occupancy types. Individual occupancies are categorized with different levels of hazard and may need to be separated from other occupancy types for safety reasons. Under mixed-occupancy conditions the project architect has available several design methodologies (accessory occupancies, nonseparated occupancies, and separated occupancies) to address the mixed-occupancy concerns.
53. Building height and story must comply with CBC Section 504. On the plan justify the proposed building area and height.
54. Building areas are limited by CBC Table 506.2. On plan justify the proposed building area.
55. The maximum area of unprotected and protected openings permitted in the exterior wall in any story of a building shall not exceed the percentages specified in CBC Table 705.8 "Maximum Area of Exterior Wall Openings Based on Fire Separation Distance and Degree of Opening Protection." To calculate the maximum area of exterior wall openings you must provide the building setback distance from the property lines and then justify the percentage of proposed wall openings and include whether the opening is unprotected or protected.
56. Townhouses more than three stories above grade in height must comply with the CBC. CBC Table 705.8 allows:
- a) 15% exterior wall openings (in any story) in sprinklered buildings where the openings are 3' to less than 5' from the property line or buildings on the same property.
 - b) 25% exterior wall openings (in any story) in sprinklered buildings where the openings are 5' to less than 10' from the property line or buildings on the same property.
 - c) 45% exterior wall openings (in any story) in sprinklered buildings where the openings are 10' to less than 15' from the property line or buildings on the same property.
57. Walls separating the purposed occupancies are required to be a minimum of 1-hour construction. You may provide justification per CBC 508 that the mixed occupancy types

do not need to be separated by fire resistive construction because they comply with CBC 508.2 Accessory Occupancies or CBC 508.3 Nonseparated Occupancies.

58. Buildings located 4 or more stories above grade plane, one stairwell must extend to the roof, unless the roof slope exceeds an angle of 4 vertical to 12 horizontal CBC 1011.12.
59. Each building must have address identification placed in a position that is plainly legible and visible from the street or road fronting the property. Numbers painted on the curb do not satisfy this requirement. In new construction and substantial remodels, the address must be internally or externally illuminated and remain illuminated at all hours of darkness. Numbers must be a minimum 4 inches in height with ½ inch stroke for residential occupancies and a minimum 6 inches in height with ½ inch stroke for commercial applications. The address must be contrasting in color to their background SMC 12.12.20.
60. If proposed fencing exceeds 6' in height, a building permit is required.
61. Bollards must be placed in the garage to protect mechanical equipment, water heater, and washer dryer from vehicular damage when located in the path of a vehicle.
62. School fees will be required for the project. Calculations are done by the San Rafael City Schools, and those fees are paid directly to them prior to issuance of the building permit.
63. If on-site streets are privately owned, certain on-site improvements such as retaining walls, street light standards, and private sewer system will require plan review and permits from the Building Division.
64. Regarding any grading or site remediation, soils export, import and placement; provide a detailed soils report prepared by a qualified engineer to address these procedures. The report should address the import and placement and compaction of soils at future building pad locations and should be based on an assumed foundation design. This information should be provided to Building Division and Department of Public Works for review and comments prior to any such activities taking place.

A grading permit may be required for the above-mentioned work.
65. Prior to building permit issuance for the construction of each building, geotechnical and civil pad certifications are to be submitted. 19. Property lines shown through proposed buildings must be eliminated by consolidation or buildings must be relocated, redesigned to fall within property line boundaries.
66. Based on the distance to the property line (and/or adjacent buildings on the same parcel), the building elements shall have a fire resistive rating not less than that specified in CBC Table 601 and exterior walls shall have a fire resistive rating not less than that specified in CBC Table 602.
67. Cornices, eaves overhangs, exterior balconies and similar projections extending beyond the floor area shall conform to the requirements of CBC 705.2. Projections shall not extend

beyond the distance determined by the following two methods, whichever results in the lesser projection:

- a) A point one-third the distance from the exterior face of the wall to the lot line where protected openings or a combination of protected openings and unprotected openings are required in the exterior wall.
 - b) A point one-half the distance from the exterior face of the wall to the lot line where all openings in the exterior wall are permitted to be unprotected or the building is equipped throughout with an automatic sprinkler system.
 - c) More than 12 inches into areas where openings are prohibited.
68. Ventilation area required, the minimum openable area to the outdoors is 4 percent of the floor area being ventilated CBC 1203.5.1 or mechanical ventilation in accordance with the California Mechanical Code.
 69. Natural light, the minimum net glazed area shall not be less than 8 percent of the floor area of the room served CBC 1205.2 or shall provide artificial light in accordance with CBC 1205.3.
 70. Walls separating purposed tenant space from existing neighboring tenant spaces must be a minimum of 1-hour construction.
 71. All site signage as well as wall signs require a separate permit and application (excluding address numbering).
 72. You must apply for a new address for this building from the Building Division.
 73. Monument sign(s) located at the driveway entrance(s) shall have address numbers posted prominently on the monument sign.
 74. In the parking garage, mechanical ventilation will be required capable of exhausting a minimum of .75 cubic feet per minute per square foot of gross floor area CMC Table 4-4.
 75. In the parking structure, in areas where motor vehicles are stored, floor surfaces shall be of noncombustible, nonabsorbent materials. Floors shall drain to an approved oil separator or trap discharging to sewers in accordance with the Plumbing Code and SWIPP.
 76. Each building shall be provided with sanitary facilities per CPC Sec 412 and Table 4-1 (including provisions for persons with disabilities). Separate facilities shall be required for each sex.
 77. In accordance with California Plumbing Code section 422.2, separate toilet facilities shall be provided for each sex. Except: 1) residential installations. 2) In occupancies with a total occupant load of 10 or less, including customers and employees, one toilet facility designed for use by no more than one person at a time, shall be permitted for use by both sexes. 3) In business and mercantile occupancies with a total occupant load of 50 or less, including

customers and employees, one toilet facility designed for use by no more than one person at a time, shall be permitted for use by both sexes.

78. Facilities in mercantile and business occupancies, toilet facility requirements for customers and employees shall be permitted to be met with a single set of restrooms accessible to both groups. The required number of fixtures shall be the greater of the required number for employees or the required number for customers. Fixtures for customer use shall be permitted to be met by providing a centrally located toilet facility within a distance not to exceed 500 feet. In stores with a floor area of 1,500 square feet or less the requirement to provide facilities for employees shall be permitted to be met by providing a centrally located toilet facility within distance not to exceed 300 feet.
79. Minimum elevator car size (interior dimension) 60" wide by 30" deep with an entrance opening of at least 60" or a car size of 42" wide by 48" deep with an entrance opening of 36" or a car size of 60" wide by 36" deep with an entrance opening of at least 36".
80. All buildings with one or more elevators shall be provided with not less than one medical emergency service elevator. The medical emergency service elevator shall accommodate the loading and transport of an ambulance gurney or stretcher. The elevator car size shall have a minimum clear distance between walls and door excluding return panels not less than 80 inches by 54 inches and a minimum distance from wall to return panel not less than 51 inches with a 42-inch side slide door.
81. Adequate utility easements must be provided for all services to include water, sanitary sewer, storm drain piping, as well as gas, electric and telephone.
82. The proposed facility shall be designed to provide access to the physically disabled. For existing buildings and facilities when alterations, structural repairs or additions are made, accessibility improvements for persons with disabilities shall be required unless CASP report states compliant.
83. Improvements shall be made, but are not limited to, the following accessible features:
 - a) Path of travel from public transportation point of arrival
 - b) Routes of travel between buildings
 - c) Accessible parking
 - d) Ramps
 - e) Primary entrances
 - f) Sanitary facilities (restrooms)
 - g) Drinking fountains & Public telephones (when provided)
 - h) Accessible features per specific occupancy requirements
 - i) Accessible special features, i.e., ATM's point of sale machines, etc.

84. The site development of items such as common sidewalks, parking areas, stairs, ramps, common facilities, etc. are subject to compliance with the accessibility. Pedestrian access provisions should provide a minimum 48" wide unobstructed paved surface to and along all accessible routes. Items such as signs, meter pedestals, light standards, trash receptacles, etc., shall not encroach on this 4' minimum width. Also, note that sidewalk slopes and side slopes shall not exceed published minimums. The civil, grading and landscape plans shall address these requirements to the extent possible.
85. The parking garage ceiling height shall have a minimum vertical clearance of 8' 2" where required for accessible parking.
86. Multistory apartment or condominium on the ground floor in buildings with no elevator at least 10 percent but no less than one of the multistory dwellings in apartment buildings with three or more and condos with four or more dwellings shall comply with the following:
- a) The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests in CBC Section 1150A.
 - b) At least one powder room or bathroom shall be located on the primary entry level, served by an accessible route.
 - c) All rooms or spaces located on the primary entry level shall be served by an accessible route. Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms or hallways.
87. Multifamily dwelling and apartment accessible parking spaces shall be provided at a minimum rate of 2 percent of the covered multifamily dwelling units. At least one space of each type of parking facility shall be made accessible even if the total number exceeds 2 percent.
88. When parking is provided for multifamily dwellings and is not assigned to a resident or a group of residents, at least 5 percent of the parking spaces shall be accessible and provide access to grade-level entrances of multi-family dwellings and facilities (e.g. swimming pools, club houses, recreation areas and laundry rooms) that serve the dwellings. Accessible parking spaces shall be located on the shortest accessible route to an accessible building, or dwelling unit entrance.
89. Public accommodation disabled parking spaces must be provided according to the following table and must be uniformly distributed throughout the site.

Total Number of Parking Spaces Provided	Minimum Required Number of H/C Spaces
1 to 25	1
26 to 50	2
51 to 75	3

76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	Two percent of total
1,001 and over	Twenty, plus one for each 100 or fraction thereof over 1,001

90. At least one disabled parking space must be van accessible; 9-foot wide parking space and 8-foot wide off- load area. Additionally, one in every eight required handicap spaces must be van accessible.
91. All new construction, additions or remodels must comply with the Wood-Burning Appliance Ordinance. New wood burning fireplaces and non-EPA certified wood stoves are prohibited. Non-EPA Phase II-certified wood stoves must be removed in remodels and additions which exceed 50% of the existing floor area and include the room the stove is located in.
92. This new building is in a Wildland-Urban Interface Area. The building materials, systems and/or assemblies used in the exterior design and construction must comply with CBC Chapter 7A.
93. This new building is in a Wildland-Urban Interface Area. Buildings shall have all under floor areas enclosed to the grade with exterior walls in accordance with CBC section 704A.3. Exception: The complete enclosure of under floor areas may be omitted where the underside of all exposed floors, exposed structural columns, beams and supporting walls are protected as required with exterior ignition-resistant material construction or be heavy timber.
94. The project includes a new deck in a Wildland-Urban Interface Area. Where any portion of the new deck, stair, landing, porch, or balconies, is within 10 feet of the primary structure, compliance with one of the following methods is required:
- a) Decking surface - shall be constructed of ignition-resistant material.
 - b) Decking surface - shall be constructed with heavy timber, exterior fire-retardant-treated wood or approved non-combustible materials.
 - c) Decking surface - shall pass the performance requirements of SFM 12-7A-4, Part A, 12-7A-4.7.5.1 only with a net heat release rate of 25kW/sq-ft for a 40-minute observation period and:
 - i. Decking surface material shall pass the accelerated weathering test and be identified as exterior type.
 - ii. The exterior wall covering to which it the deck is attached and within 10 feet of the deck shall be constructed of approved noncombustible or ignition resistant

material. Exception: Walls are not required to comply with this subsection if the decking surface material conforms to ASTM E-84 Class B flame spread.

95. This new building/deck is in a Wildland-Urban Interface Area. The underside of cantilevered and overhanging appendages and floor projections shall maintain the ignition-resistant integrity of exterior walls (CBC 7A.3), or the projection shall be enclosed to the grade.
96. Pools must be protected by a barrier that restricts access from adjacent properties and the street and an enclosure that isolates the pool from access to the home. Details of the barrier and enclosure must be included on the plan.
97. In-ground grease separator(s) will be required outside the building perimeter to handle wastewater from the restaurants and food court area.
98. Review and approval by the Marin County Health Department may be required prior to submittal for building permit plan review.

Department of Public Works

99. A design-level geotechnical report shall be submitted for review prior to issuance of a building or grading permit. Supplemental subsurface exploration and site inspection/mapping shall be performed as appropriate. The project geotechnical engineer shall review the grading and building permit construction documents and provide plan review letter(s) prior to issuance of a building or grading permit. (Mitigation Measure GEO-1, GEO-2, and GEO-4)
100. A design-level drainage system shall be prepared and submitted to DPW for review prior to issuance of a building permit. The drainage system shall be developed in consideration with the findings of the geotechnical report. (Mitigation Measure GEO-3)
101. Frontage Improvements on or near the Los Gamos Drive Right-Of-Way (ROW) shall include the following:
 - a) Pavement restoration per a final paving plan reviewed and approved by the DPW. The final limit of paving scope will be determined at the end of the project based on actual site conditions.

Please note, paving shall be kept in good repair at all times during site improvements and construction to the satisfaction of the DPW. Interim repaving during construction may be requested by the DPW.
 - b) Access to the development should meet ADA requirements.
102. Prior to issuance of a building permit, provide a maneuvering exhibit with the appropriate fire apparatus and emergency vehicles using Autoturn or equivalent to demonstrate access to the satisfaction of the Fire Prevention Bureau.

103. Provide a sight distance exhibit demonstrating vehicles entering and exiting the main entrance to the development have adequate visibility.
104. A stop sign controlling outbound traffic from the site shall be installed near the bottom of the entrance ramp, with final location to the satisfaction of the DPW.
105. Prior to issuance of a building permit, a final striping and signage plan for the development shall be submitted to DPW for review.
106. A grading permit is required from DPW prior to commencement of grading and construction work.
107. A construction management plan shall be provided for review and approval by the City prior to issuance of building permit or grading permit.
 - a) All materials and equipment shall be staged on-site, unless otherwise approved.
 - b) The construction management plan shall include the traffic control plan to address on-site and off-site construction traffic.
 - c) A screened security fence approved by the City shall be placed and maintained around the perimeter of the project and removed immediately following construction work.
 - d) Proposed construction phasing and approximate timeline.
 - e) Mass grading shall occur between April 15 through October 15, unless otherwise approved in writing by the DPW.
 - f) Encroachment into creek setbacks during construction shall not be permitted without prior approval from DPW and any other agency having jurisdiction.
108. The project proposes 71,000 cubic yards (cy) of cut, 17,000 cy of fill, and 54,000 cy of export. Truck routes and staging shall be reviewed and approved by the City prior to issuance of grading permit.
109. A copy of the SWPPP and WDID number shall be submitted to DPW prior to issuance of a grading permit.
110. This project includes more than 5,000 square feet of total impervious area replacement and creation and therefore is considered a regulated project. The following documents are required to be provided in accordance with Marin County Stormwater Pollution Prevention Program (MCSTOPPP) and the Bay Area Stormwater Management Agencies Association (BASMAA) requirements:
 - a) Stormwater Control Plan.

A written document to accompany the plan set used primarily for municipal review to verify compliance with stormwater treatment requirements. (Needed to obtain a grading or building permit.)
 - b) Stormwater Facilities Operations and Maintenance (O&M) plan.

A written document and exhibit outlining facilities on-site and maintenance activities and responsibilities for property owners. (Provide prior to occupancy)

c) Operations and Maintenance Agreement.

A formal agreement between the property owner and the city that shall be recorded with the property deed. (Provide prior to occupancy)

111. All public streets and sidewalks that are impacted by the grading and construction operation for the project shall be kept clean and free of debris at all times.
112. The building manager of the office at 1401 Los Gamos Drive shall be notified at least 24 hours in advance of any partial closure of Los Gamos Drive during construction.
113. Prior to commencing work within the right-of-way, the applicant shall obtain an encroachment permit from the City of San Rafael Department of Public Works.
114. The proposed Entry Drive and Loop Drive roadways will be “private streets” per San Rafael Municipal Code (SRMC) Chapter 15.06.
115. Prior to the issuance of a building permit, the applicant shall pay a traffic mitigation fee for net new AM and PM trips. The current rate is \$4,246 per trip. The traffic impact fee is calculated as \$764,280 ($\$4,246 \times 180$) for the 78 net new peak AM and 102 net new peak PM trips (total of 180 net new peak-hour trips). This is based on the latest Addendum to the Traffic Impact Study by W-Trans dated October 7, 2021.
116. A construction vehicle impact fee shall be required at the time of building permit issuance, which is calculated at 1% of the valuation, with the first \$10,000 of valuation exempt.

Fire Department

117. The design and construction of all site alterations shall comply with the 2019 California Fire Code, current NFPA Standards, and all applicable City of San Rafael Ordinances and Amendments.
118. Deferred Submittals for the following fire protection systems shall be submitted to the Fire Prevention Bureau for approval and permitting prior to installation of the systems:
 - a) Fire Sprinkler plans (Deferred Submittal to the Fire Prevention Bureau).
 - b) Fire Standpipe plans (Deferred Submittal to the Fire Prevention Bureau) if applicable.
 - c) Fire Underground plans (Deferred Submittal to the Fire Prevention Bureau) if applicable.
 - d) Fire Alarm plans (Deferred Submittal to the Fire Prevention Bureau).
119. The fire apparatus access roadway must conform to all provisions in CFC Section 503 and Appendix D. A Fire Apparatus and Operations Plan shall be prepared for this project and shall show the following:

- a) Designated fire apparatus access roads and fire lanes including red curbing, FIRE LANE stenciling and signage that is approved by the San Rafael Parking Services Division.
- b) Fire Department aerial access provisions.
- c) Fire hydrant locations and appliance type (Clow model 960).
- d) Fire Department Connections (FDC).
- e) Double detector check valve locations.
- f) Premises identification. Illuminated address numbers, dimensions and location.
- g) Recessed Knox Box locations
- h) Fire Alarm annunciator panel locations.
- i) Fire extinguisher locations. Note type and cabinet height.
- j) Marked utility shut off locations.
- k) NFPA 704 placards.
- l) Provide a note on the plan, as follows: The designated fire apparatus access roads and fire hydrants shall be installed and approved by the Fire Prevention Bureau prior construction of the building.

The approved plan to be part of final plan set. Additional fire department access provisions are provided below.

- 120. A Knox Box is required at the primary point of first response to the building in order to access utility rooms, rec or meeting rooms and other secured spaces. A recessed mounted Knox Box # 3200 Series is required for new buildings; surface mount for all others. the Knox Box shall be clearly visible upon approach to the main entrance from the fire lane. Note the Knox Box must be installed from 72" to 78" above finish grade; show the location on the plans. <https://www.knoxbox.com/commercial-knoxboxes/>.
- 121. A Knox key switch is required for driveway or access road automatic gates. <https://www.knoxbox.com/gate-keys-and-padlocks/> (if applicable).
- 122. On site fire hydrants will be required. Residential model: Clow 950. Commercial Model: Clow 960. The Prevention Bureau will identify the locations.
 - a) When a building is fully sprinklered all portions of the exterior building perimeter must be located within 250-feet of an approved fire apparatus access road.
 - b) The minimum width of the fire apparatus access road is 20-feet.
 - c) The minimum inside turning radius for a fire apparatus access road is 28 feet.
 - d) The fire apparatus access road serving this building is more than 150-feet in length; provide an approved turn-around. Contact the Fire Prevention Bureau for specific details.

123. If a building is over 30 feet in height, an aerial fire apparatus access roadway is required parallel to one entire side of the building.
 - a) The Aerial apparatus access roadway shall be located within a minimum 15 feet and a maximum of 30 feet from the building.
 - b) The minimum unobstructed width for an aerial fire apparatus access road is 26-feet.
 - c) Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway, or between the roadway and the building.
124. Fire lanes must be designated; painted red with contrasting white lettering stating, “No Parking Fire Lane” A sign shall be posted in accordance with the CFC Section 503.3 and to the satisfaction and approval of the San Rafael Parking Services Division.
125. Hazardous Materials Placards shall be installed in accordance with NFPA 704 (if applicable).
126. Provide address numbers plainly visible from the street or road fronting the property. Numbers painted on the curb do not qualify as meeting this requirement. Numbers shall contrast with the background and shall be Arabic numbers or letters. Numbers shall be internally or externally illuminated in all new construction or substantial remodels. Number sizes are as follows: For residential – 4” tall with ½” stroke. For commercial – 6” tall with ½” stroke. Larger sizes might be required by the fire code official or in multiple locations for buildings served by two or more roads.
127. This property is in a Wildland-Urban Interface (WUI) area. Provide a written Vegetation Management Plan (VMP) submitted to the San Rafael Fire Department. This VMP must be completed and verified prior to final approval. Refer to City of San Rafael Ordinance 1856 that may be viewed at <https://www.cityofsanrafael.org/vmp-san-rafael-fd/> or you may contact the Fire Department at (415) 485-3304 to schedule a time to meet with a vegetation management inspector. Requirement of continued compliance with the approved VMP must be placed within CC&R’s. The approved VMP must be added to the final approved plan set.

Contact the Marin Municipal Water District (MMWD) to make arrangements for the water supply serving the fire protection system.

Las Gallinas Valley Sanitary District

128. Trash Enclosures – Install permanent roofing and drainage system to prevent runoff from entering the sanitary sewer collection system.
129. Sheet C5 – The plans show a 6” SS lateral on paved surface identified as an easement for vehicle access, sewer service, and other public utilities in the Vesting Tentative Parcel Map. See District Ordinance Title 2, Chapter 1, Article VI for detailed requirements if this is a public sewer extension request.

130. The Utility Plan is preliminary and lacks detailed sanitary sewer information such as manhole depths, pipe slopes, plan and profile, etc. Submit complete design/construction plan set for review when available.
131. Submit design/construction plans to LGVSD for review when available. Plans must show including but not limited to the following: a table showing existing and proposed plumbing fixture count, existing and proposed floor plans showing location of plumbing fixtures, location of backwater prevention devices, sanitary sewer, cleanouts, manholes, and other relevant sanitary sewer details or information that may be applicable. Sanitary sewer design must comply with LGVSD standard specifications.
132. Private sewer main located in the Loop Drive shall be 8" HDPE SDR 17. The proposed 6" SS is not acceptable. The sewer lateral from each building shall not be less than 6".
133. Replace tie-in manhole with new manhole per District standard details.
134. Upsize all existing 6" SS downstream of MH N032.23 to a minimum 8" or as determined by the capacity analysis.
135. Use LGVSD Standard Details for sanitary facilities such as manholes, manhole connection, sewer laterals, cleanout, trench backfill, etc., as applicable. Do not use Marin County Sanitary Districts Standard Details for LGVSD sanitary sewer.
136. For sewer mains outside of the proposed street right-of-way, if any, the sanitary sewer easement must be at least 10-ft wide and shall have no permanent structures within the easement area. Applicant shall provide adequate vehicle access to all sanitary manholes on the sewer main for District maintenance activities. At the minimum, the area needs to be paved and accessible with a 39-foot long truck. The vehicle path shall provide adequate safety and access to District maintenance vehicles. Use design criteria per typical private road standards, such as minimum roadway width, max grade, max cross slope, with proper turnaround/hammerhead when appropriate, etc.
137. Sewer Flow Calculations
 - a) The sanitary sewer system for the proposed 192 multifamily residential units, neighborhood market, and community center connects into the existing 6" SS at MH N032.23, which discharges into Northgate Industrial Park Pump Station. All sewer flow calculations and capacity analysis shall be performed by a registered Professional Engineer.
 - i. Perform capacity analysis of the Northgate Industrial Park Pump Station and force main.
 - ii. Northgate Industrial Park discharges into a Smith Ranch Pump Station.
 - iii. The development would likely require an upgrade of both pump stations and force mains.
 - b) **District Preference:** As an alternate, the 6" private sewer may be connected to MH T021.05, which discharges into John Duckett Pump Station. This pump station has a higher pumping and force main capacity than Northgate Industrial Park Pump Station.

- i. This requires capacity analysis for downstream sanitary sewer from MH T021.05 to John Duckett Pump Station.
 - ii. There exist potential capacity limitations downstream MH T021.05.
 - 1. See Exhibit A attached to comments dated 9/3/2021. Basin map K10, trunk sewer segment MH T000.11 to T000.00 (purple cloud, blue pipes) of the Terra Linda Trunk Sewer likely to be impacted by this alternative. The pipe segment with known capacity deficiency is MH T000.11 to T000.09 (red cloud).
 - 2. See Exhibit B attached to comments dated 9/3/2021. Page B-1 of the Sewer System Management Plan (SSMP) Capacity Assessment for the corresponding capacity analysis of the sanitary sewers potentially impacted by this alternative. As shown on page B-1, the capacity deficiency is about 0.45 MGD.
 - a. Applicant shall perform a hydraulic grade line analysis to determine if the existing sewer system can accommodate the additional flow from the proposed development.
 - b. Based on the manhole rim and invert elevations shown, Applicant shall demonstrate that the proposed project will not cause sanitary sewer overflows along the trunk sewer (purple cloud, blue pipes), more particularly along the segment with known capacity deficiency. Assume a minimum manhole freeboard of 18" in the analysis.
 - 3. If deemed necessary, flow monitoring may be required in order to perform a more detailed hydraulic modeling.
 - 4. A full version of the SSMP is available in the following link: <https://www.dropbox.com/s/au0g8x2318unlgh/SSMP%20Capacity%20Assessment%20by%20Nute%202008.pdf?dl=0> .
 - 5. In addition, Applicant shall perform similar analysis for sewer pipe segment T021.05 to MH T000.11. Applicant shall field verify rodding inlet and manhole depths and pipe diameters in order to perform the analysis. At a minimum, the existing 6" SS from T021.05 to MH T000.11 downstream of the tie-in point shall be upsized to 8" HDPE SDR 17. All rodding inlets shall be replaced with manholes.
 - 6. This requires capacity analysis of the John Duckett Pump Station and force main.
 - c) Applicant shall be responsible for any capacity upgrades of existing sanitary sewer facilities that may be required for this project.
 - d) In lieu of the Applicant providing the hydraulic analysis outlined in Items 2a and 2b above, the Applicant may request the District to hire a third-party consultant perform the analysis at the Applicant's expense.
138. Applicant shall be responsible for the preparation of the following documents for review and approval by the District:

- a) Final sewer plans and specifications related to the Project.
 - b) Flow calculations. Flow monitoring may also be required if deemed necessary.
 - c) Hydraulic modeling and analysis of impacted sanitary sewer facilities.
 - d) New sewer easements.
 - e) Other documents deemed necessary by the District during the plan review process.
139. Article IX, Section 921 of the District Ordinance requires that all costs and expenses incident to the installation and connection of any sewer or other work for which a Permit has been issued shall be borne by the Applicant.
140. Article VII of the District Ordinance requires all sewer work to be inspected by the District. The District will hire a third-party inspector for this project. The Applicant shall coordinate inspection with the District inspector prior to installation of any sewer facilities and reimburse the District all inspection costs.
141. The Las Gallinas Valley Sanitary District discourages individual sewer pumps. The District will require a recordable non-responsibility covenant should a pump be required.
142. The District strongly discourages the construction of “back yard sewers” because of the difficulties in maintenance. Every effort should be made to construct sewers in public or private streets. Every manhole must be accessible via an unobstructed ten (10) foot wide easement from the nearest paved public roadway and subject to District review and approval.
143. The use of recycled water and dual plumbing where appropriate are strongly encouraged.
144. The District is not incurring any liability of any nature, including but not limited to mandate, damages, or injunctive relief. The District is making no representation to the Applicant nor waiving any rights it has under any applicable State or Federal law. In the event there is any court-imposed moratorium on the District, a connection to the District collection system may not occur. In the event any government agency imposes a moratorium on the District, a connection to the District system may not occur.
145. Applicant shall reimburse the District for all plan review, field verification before and after construction, and inspection fees accrued associated with this project.
146. These are preliminary comments on PROJECT REFERRAL / TRANSMITTAL / SUBMITTAL RECEIVED ON 8/10/2021. Final approval in the form of a Will Serve Letter will not be granted until the District Board acts favorably on your Application of Allocation.
147. Note: Based on Miscellaneous Fee Schedule effective on July 1, 2021 preliminary cost estimates are:
- a) For new buildings, structures, and developments:
 - i. \$6,666 per Equivalent Sewer Unit;

- ii. Actual fees will be adjusted according to specific conditions and ENR adjustments outlined in the Ordinance.
 - b) For existing buildings, structures, and developments:
 - i. \$333 per Plumbing Fixture Unit (PFU);
 - ii. Credit may be given to existing plumbing fixtures;
 - iii. Actual fees will be adjusted according to specific conditions and ENR adjustments outlined in the Ordinance.
 - c) Connection fee will be assessed based on the Capital Facilities Charge per Equivalent Sewer Unit at the time of Will Serve Letter issuance.
148. Applicant must complete and submit Application for Allocation of Capacity to LGVSD along with application fee of \$500. Application is available at <http://www.lgvsd.org/wp-content/uploads/APPL-ALLOCATION-fillable.pdf>. (Not applicable if Applicant has already submitted an application.)
149. Applicant is required to obtain a sewer permit from LGVSD for any sewer lateral work. The permit application is available at <http://www.lgvsd.org/wp-content/uploads/NEW-LATERAL-PERMIT-FORM-2018-updatedFillable.pdf>. Submit the permit application to the District office and call 24 hours in advance of backfill for lateral inspections.
150. For more information about District Ordinance and permitting process, please visit <http://www.lgvsd.org/>. District Standard Details/Specifications are available upon request.
151. Applicant shall submit plans electronically to LGVSD for review.

Marin Water

152. The applicant must enter a pipeline extension agreement for the installation of pipeline to serve the project.

Pacific Gas & Electric—Gas Facilities

153. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.
154. Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.
155. There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal

requirements under California excavation laws:
<https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

156. Standby Inspection: A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
157. Access: At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
158. Wheel Loads: To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.
159. Grading: PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
160. Excavating: Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

161. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

162. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^{\circ} \pm 15^{\circ}$). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line ‘kicker blocks’, storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

163. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E’s ability to access its facilities.

164. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

165. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4’) in height at maturity may be planted within the easement area.

166. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes,

service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

167. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.
168. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

Pacific Gas & Electric—Electric Facilities

169. It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:
 - a) **Buildings and Other Structures**: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as "RESTRICTED USE AREA – NO BUILDING."
 - b) **Grading**: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
 - c) **Fences**: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&'s facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
 - d) **Landscaping**: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.

- e) Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
- f) Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
- g) Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.
- h) Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.
- i) Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.
- j) Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.
- k) Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.
- l) Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.
- m) Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

170. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

***VESTING TENTATIVE PARCEL MAP
CONDITIONS OF APPROVAL***

Community Development Department—Planning Division

171. The Vesting Tentative Parcel Map shall be valid for a period of three (3) years from the date of Council approval and shall become null and void unless a Final Vesting Parcel Map has been recorded or a time extension is granted.
172. Prior to issuance of building permits or prior to the recordation of a Final Vesting Parcel Map, whichever occurs first, the developer shall pay to the City in lieu parkland dedication fees for 192 new units in accordance with the provisions of City Council Ordinance No. 1558.

Department of Public Works

173. A Final Map shall be required to be filed and approved by the Department of Public Works.
174. Should the applicant elect to record the final map prior to completion of the subdivision improvements, a subdivision improvement agreement shall be required. As part of this agreement bonds shall be required based on the engineer's estimate. The current fees for the subdivision:
- a) \$2,615.00 Improvement Plan Check
 - b) \$3,285.00 minimum, (or actual cost if greater) for Pinal Map Plan Check,
 - c) \$1,464.00 Subdivision Improvement Inspection Fees.
175. Prior to occupancy, the Parcel Map shall be recorded with the Marin County Recorder's Office.

Exhibit 4

Project Description -- The Neighborhood at Los Gamos

Introduction

The Neighborhood at Los Gamos (“The Neighborhood” or “Project”) is a new development consisting of 192 multifamily residential units, a neighborhood market, and a community center. The vision for the Neighborhood is just that, it is designed as a true neighborhood, with its own grocery store, central gathering area, and fitness and outdoor amenities. Instead of a standalone residential building that relies on outside services, a *neighborhood* has been designed.

The plans for the Neighborhood are submitted at a time of crisis. As recognized by the San Rafael City Council, the lack of housing in San Rafael is an imminent emergency. This project is a direct response. However, the Project provides housing in a uniquely unimpactful way because of its location. Specifically, this site has direct access to the freeway and nearby transit opportunities without passing by a single existing home in San Rafael. Furthermore, the size and shape of the Project site allow the upper hillside area to be preserved, and a density of only 18 units/acre to yield the requested number of units. To “facilitate housing opportunities” was listed as one of the top goals for the City Council, This is the perfect, least impactful, location to meet this goal.

Site Description

The Project site is a 10.24-acre property located at the southwest end of Los Gamos Drive in Northern San Rafael. Los Gamos Drive is accessed from Lucas Valley Road to the north and dead ends with no through vehicle access to Nos Gamos Road to the south. On the eastern side of Los Gamos Drive near the Project site is an office building and the YMCA building. The Project site is bordered by open space to the immediate north. The Kaiser-Permanente garage project currently under construction is also located north of" the Project site on the west side of Los Gamos drive near its intersection with Lucas Valley Road.

Project Information

The 192 multifamily units and retail and community service facilities would be contained in six (6) buildings as follows:

- 2 buildings of 3-stories above parking;
- 3 buildings of 4-stories above parking; and
- 1 building of 2-stories above parking that will house community service facilities for the residents, a retail market use, and a plaza open to the public.

The buildings will be clustered and located significantly downslope to the east, close to Los Gamos Drive, in order to preserve the community-wide visibility of the hillside above. The apartments are affordable by design, with smaller units resulting in rents more affordable for the local workforce, In addition, the Project will contribute towards the City of San Rafael’s housing goals and meet the

City's currently targeted inclusionary rate of 10% Below Market Rate units.

The Project will provide 224 on-site parking spaces.

Project Design

The Project has been designed to create a pocket neighborhood that will provide both its residents and members of the public, and employees of and visitors to the nearby Kaiser, Marin Commons, the YMCA, San Rafael Manor, and 1401 Los Gamos with a sense of place. The Neighborhood incorporates elements of the natural surroundings while providing opportunities for recreation and relaxation for visitors.

The Project includes the creation of accessible hiking trails that provide improved connectivity to the adjacent open space. Residents can stroll across a prefabricated metal bridge over an ephemeral drainage to access a small trail system to the southwestern portion of the property and enjoy the "South Park," which provides an overlook area to sit and enjoy a view of San Rafael from an uphill vantage point, a children's playground area that incorporates natural elements such as wood logs, and a slide integrated with the natural sloping terrain.

The Project would also include a community center called the "Village Commons," which will house a market/coffee shop that would be open to the public and conveniently located near Los Gamos Drive. This amenity would also benefit both the residents of the Neighborhood and the immediate local workforce. The Village Commons will also include a community room and outdoor plaza for use by project residents. Other elements that will foster a sense of neighborhood and community include shared outdoor areas, including a children's play area, stepped lawn terraced seating, and more seating in an olive grove setting.

The Neighborhood is designed and will be constructed with sustainability and environmental stewardship at the forefront. The Neighborhood will plant over 180 trees to further blend the development with the landscape. The Neighborhood will also utilize Silva Cell technology for Bio Retention purposes which supports trees, in part by capturing and cleaning stormwater runoff onsite. As discussed in the amenities section, the Project includes comprehensive solar, electric vehicle, and electric bike components. Finally, the Neighborhood is strongly considering utilizing BamCore prefabricated wall systems, a highly-engineered bamboo-wood hybrid, for its buildings, however, other possible environmentally sustainable means and methods of construction are also being researched in order to ultimately select the one best suited to this type of construction.

The Project had the benefit of initial review by both the City's Planning Commission and Design Review Board. These reviews indicated broad support for the project, and also provided critical feedback that has been incorporated throughout the Project design.

Amenities

The Neighborhood is designed with multiple on-site amenities. In addition to the neighborhood convenience market, playgrounds, South Park, Village Commons, open space access, and community center, the following elements are also included:

- In-unit storage.
- Separate dedicated storage lockers on the interstitial floors above the garage.
- Amazon lockers strategically located by the market in order to reduce traffic and exhaust.
- Installation of the maximum number of solar panels in order to reduce electricity costs for the residents and reduce the carbon footprint of the Neighborhood.
- Pre-paid Clipper cards, in an amount equal to 5 weekly round trips to Santa Rosa or San Francisco, will be included in annual rent, to facilitate the use of public transportation.
- The Neighborhood will install Electric Vehicle (“EV”) charging stations and will pre-wire all parking spaces with EV charging capability to more easily meet the potential future increased EV demands of residents.
- The Neighborhood will acquire seven to ten EVs for residents to utilize on-demand in order to reduce the need for residents to own a personal vehicle.
- Annual YMCA membership for residents will be included in the lease to promote and facilitate a healthy lifestyle.
- The Project will be pre-wired to allow Wi-Fi accessibility throughout the site.
- The site will also be pre-wired for electric bike charging with storage throughout the development for residents and near the market for the neighboring community.
- The Neighborhood would also like to work with the owner of the office building located at 1401 Los Gamos Drive on redesigning the bollards between the parking lot of 1401 Los Gamos Drive and Los Gamos Road for the purpose of improving both the safety and functionality of this intersection for walkers and bikers, but still preventing traffic throughfare.

Entitlements Requested

The site consists of two assessor’s parcels. The “Northern Parcel” located at APN 165-220-07 is currently zoned PD-H (Planned District - Hillside Development Overlay District), The “Southern Parcel” is currently zoned R2a-H (Residential - Hillside Development Overlay District). Each of the parcels currently has the HRR (Hillside Resource Residential general plan designation.)

Entitlements requested as part of the Project include the redesignation of both of the parcels to the Neighborhood Commercial Mixed Use 2040 general plan designation. The Project’s density fits squarely within the 8.7-24.2 units/acre range of this category, as do the residential and supermarket uses.

The application also seeks the rezoning of both parcels to Planned Development District (PD) pursuant to General Plan 2020 Policy LU-10 Planned Development Zoning, which requires a Planned Development zoning for development on lots larger than five acres in size, and General Plan 2040 Policy LU-1.15 *Planned Development Zoning*, which encourages a PD zoning for lots larger than 5 acres. Specific development standards and allowable uses will be established for the PD as part of the development review process and pursuant to the plans submitted.

The standards of the Project and proposed for the PD are as follows:

Density (Units/Acre)	18.75 units/acre
Setback-North	168'
Setback- East	42'
Setback- West	50'
Setback- South	472'
Height	44' (flat)/ 54' (ridged)
Lot Area	446,054 sf
Lot Coverage	17.08%»
Floor Area Ratio:	0.01 (only commercial uses apply to FAR)

Also included is a Vesting Tentative Map application to formalize the longstanding lot configuration of the existing parcel.

State Density Bonus Law -Waiver/Modification Request Details

The Project is a “housing development” as defined by the State Density Bonus Law at Cal. Gov. Code § 65915 (“SDBL”). The SDBL, as implemented in San Rafael Municipal Code (SRMC) §14.16.030-H, provides that when an applicant proposes to build the required number of affordable units, the applicant is eligible for, and entitled to a Density Bonus, and further entitled to concessions and incentives to facilitate the construction of the Project.

A Density Bonus is not being requested for the Project, Since the density fits squarely within the requested general plan designation. However, the Project seeks concessions/incentives and/or modification/waiver for building heights and parking ratios as designated in the application materials.

Exhibit 6
Public Correspondence

October 14, 2021

Re: Project Name: The Neighborhood at Los Gamos
Project Number: GPA20-001/ZC20-002/ED20-058

Dear Mr. Hamilton,
San Rafael City Planner:

My name is Donna Whitney, I am the Building Manager and I represent the owner of 1401 Los Gamos Drive, San Rafael, CA. I attended the Neighborhood Meeting for Project Name: The Neighborhood at Los Gamos, Project Number GPA20-001/zc20-002/ED20-58 on September 30, 2021.

The building at 1401 Los Gamos will be substantially impacted, in multiple ways, during this project. Our main priority is the safety and integrity of the building and grounds and keeping to a minimum the disruption to our tenants and their clients. The apartment complex will be hovering 30 feet away from our back deck.

The building at 1401 Los Gamos will experience the full impact of construction: noise, dirt, and road disturbance etc. during a possibly 2-year construction of the proposed complex.

We are not protesting this project, per se, but want to express our concerns on the following items.

1. Road Construction: At the start and during the construction of the roads and the buildings for this apartment complex, there cannot be any road closures in the area proceeding and after 1401 Los Gamos Drive, and NO access into our parking lot, at any time.

The proposed road access into the complex from Los Gamos Drive is right at the top of our uphill driveway.

Suggested Action 1: The building at 1401 Los Gamos will be provided with 72 hours' notice, to the building manager, of a "Partial Closure" but we must have full access into our parking lot at all times.

Suggested Action 2: The 3 poles for emergency vehicle only drive through located at the south end of the parking lot of 1401 Los Gamos Drive which have controlled locks maintained by the San Rafael Fire Department could be removed to open onto Los Gamos Road during severe road disturbance. This would give the tenants of 1401 Los Gamos Drive an access out of the parking lot and therefore avoid trapping people in their own parking lot.

2. Red Stop Sign: The main entrance and exit from the apartment complex onto Los Gamos Drive is at the exact top of 1401 Los Gamos Drive, an uphill driveway. There will be the possibility for heavy traffic from almost 400 cars entering or exiting the apartment complex and possibly not stopping when entering onto Los Gamos Drive.

Suggested Action 1: A Red Stop Sign at the exit side of their driveway onto 1401 Los Gamos should be installed. To avoid any major actions, we strongly suggest that the enforcement of this traffic solution should be prioritized at onset.

3. Erosion: 55 trees are slated to be removed for this proposed complex. The ground is going to be very unstable. We assume the project managers will be following the strictest rules and regulations to avoid destabilization of the ground from erosion and slides. Our building is directly below. Our land, and landscaping is directly below. We ask that our property be protected as one of the appealing factors of our building is the nature around it.

Suggested Action 1: In order to protect 1401 Los Gamos from erosion or slides that can cause damage to our hillside, we would humbly request a letter from the City of San Rafael to the owners of the "the neighborhood" that informs them that they are liable for any damage.

4. Planting of Trees: Per the proposed drawing, there will be a line of trees at mature size circling the driveway of the complex. As we all know, they will not initially plant mature trees of that size. Most likely, they are sapling tree sizes which will take 8 to 10 years to grow into mature trees. The roadway will be only 30 feet from our back decks. Our concern is privacy (a physical and natural barrier) from their roadway to mitigate noise and dirt, and to deter people from walking into our building.

They stated they are purchasing 36 box trees which will grow faster than the 64 box trees. Could we have an explanation of this.

Suggested Action 1: Purchasing healthy, more mature trees for the area directly behind the building at 1401 Los Gamos.

Suggested Action 2: There should be a fence at their cost and maintenance until the trees mature at the area of our two decks on the west side of the 1401 Los Gamos Building.

Suggested Action 3: The purchase of larger, mature trees for the areas where we have two back decks or the entire backside of the 1401 building.

5. Wildlife: All the tenants in the building enjoy the wildlife that comes to visit our building all year round. There are flocks of turkeys, a herd of deer, bucks with full racks, mother deer with her 2 to 3 fawns, adolescent deer, occasionally coyotes and feral cats who have been living under the building for over 10 years. With the open glass staircase our tenants can watch the wildlife walking by with ease as they are unharmed.

These animals come and rest under the 1401 Los Gamos building all year, all day, 7 days a week. There can be from 2 to 8 deer resting at a given time. The deer have learned there is a cross breeze that occurs for cooling under the building, and they are safe and won't be harmed sitting there. They travel behind the building, across the parking lot and down into the ravine creek that runs between Hwy 101 and our east part of the parking lot for water.

At the neighborhood meeting, they stated there was not a deer community in this area. We beg to differ. We might suggest another survey, if needed.

Suggested Action 1: Second thoughts? The apartment complex will unequivocally disrupt the wildlife community on Los Gamos Drive.

After your review of my concerns, how will you notify the Building Manager at 1401 Los Gamos Building our concerns will be implemented?

I would like to be included to any meeting regarding this project. Again, and with emphasis, we are the building which and the people who will be most directly impacted by this project.

Sincerely,

Donna Whitney
Building Manager of 1401 Los Gamos Drive San Rafael, CA



Jeff Hamilton <jhamilton@migcom.com>

The Neighborhood at Los Gamos

Travis L. [REDACTED]
To: jhamilton@migcom.com

Mon, Dec 6, 2021 at 11:20 AM

Dear Mr. Hamilton,

I am writing to you regarding "The Neighborhood at Los Gamos" Planning Commission hearing scheduled for Tuesday, December 14th. As a longtime resident of this community, I'd like to express my concern and opposition to this project. This is the fourth such high occupancy proposal within a mile of each other, in a region being devastated by drought, energy shortages, and pollution.

There is currently development already underway on the Tallus Preserve on Lucas Valley Rd and 350 Merrydale, with further approvals granted for Northgate Walk and the Northgate Town Square. That's thousands of new residences with many times that number of new citizens moving into a community already under duress with the current population. Lack of water, abundance of traffic, and increasing crime rates are just a few of the reasons our community does not need additional housing.

With the ongoing climate crisis and drought, I would expect there to be a hiatus on any new developments. If new housing is truly as critical as it's being made out to be, perhaps converting some of the existing vacant commercial space would be a better solution.

At a time when all existing residents are being asked to conserve water and electricity it makes no sense to compound that problem with more consumers. I strongly oppose any new building developments until we can adequately address the already limited resources our region suffers from. Please consider alternative solutions to your proposed 192 residences.

Sincerely,
Travis



Jeff Hamilton <jhamilton@migcom.com>

Los Gamos Apartments

Jeff Bialik [REDACTED]
To: jhamilton@migcom.com

Tue, Dec 7, 2021 at 1:52 PM

To San Rafael City Council, Planning Commission, and Planning Staff

I am writing in support of the proposed construction of 192 apartments on Los Gamos Road.

The project is well designed, smartly engineered for the site, and sorely needed in a community with very few affordable housing options.

I am a 26 year resident of San Rafael Park and live up the hill from the project on Salvador Way. In the entire time my family has lived in this neighborhood, I can recall the construction of only two or three new houses, all single family homes.

The market price escalation of the homes in our neighborhood makes them financially out of reach for the younger singles, couples, and families we rely on to teach our children, care for our parents, tend our gardens, craft our lattes, and add vibrancy and diversity to our community. The decisions we have made over the years to decline or downsize new housing development has created a housing crisis and pushed our essential workers into longer and longer commute times.

With the new apartments on Los Gamos, we have an opportunity to say yes to a piece of the solution.

I urge the Commission and the Council to approve this project.

Thank you.

Sincerely,

Jeff Bialik
[REDACTED]
San Rafael, CA 94903

Marin Organizing Committee
Marin Interfaith Council
Housing Crisis Action Marin

Sent from my iPhone



December 8, 2021

BOARD

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Lisel Blash,
Housing Specialist

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City of San Rafael Planning Commission
1400 Fifth Avenue
San Rafael, CA 94901

Chair Samudzi and Commissioners:

The Marin Environmental Housing Collaborative (MEHC) is a consortium of advocates building support for projects and policies that advance affordable housing as well as environmental integrity and social justice. We are writing to support of the Neighborhood at Los Gamos apartment project. This project will provide 192 badly needed rental homes, including 20 affordable units. These apartments are needed to support the local workforce, to shorten commute trips, and to help meet San Rafael's RHNA obligations in the next housing element cycle. This project demonstrates that increased height and density, in the right location and coupled with good design, promote housing equity and environmental sustainability.

As you know, the housing need in San Rafael is urgent. County-wide, the median household income for renters is \$75,953, and the average rent for a two-bedroom is \$2,797. This requires a household income of \$111,880 to meet the recommended 30% cap on their income for rent, so most Marin tenants have struggle to meet their other basic needs – food, childcare, and health services. The over-payment problem is due in part to the overall shortage of rental housing generally, and the lack of affordable rentals in particular, which is why the State of California significantly increased the number of homes Bay Area communities must plan for over the next eight years. The Los Gamos project, alone, would satisfy 6% of San Rafael's RHNA requirement.

The height and density limits established under the current zoning would restrict development for this site to no more than five single family homes on the entire ten-acre site. This low density would likely result in disturbance to the entire property. The proposed General Plan amendment and rezoning would avoid this waste by boosting the housing opportunity, at the same time minimizing site disturbance by allowing the higher permitted density to be concentrated on the lower and least sensitive portion of the site.

The design will create a sense of community for the surrounding area as well as the project site. The sensitive "stepped" configuration of the buildings and the grading plan, along with the landscaping will transition into open hillside above the property. The attractive residential design and the included park and open spaces, the market, and the community center will create a neighborhood. The market will serve the employees in the nearby office buildings as well as the new residents, thereby helping the project blend with the surrounding area and strengthening the sense of community.

Tax deductible donations made payable to MEHC will be administered by EAH Housing, a 501(c)(3) nonprofit housing corporation. EAH generously acts as our fiscal sponsor, without charge.

The overall design meshes well with the adjacent office and commercial structures on Los Gamos.

The project, due to its location at the end of Los Gamos, will not require extension of any roadways or other infrastructure such as water or sewer. The project will not add infrastructure that will induce growth in adjacent areas and will not route traffic through other neighborhoods.

We strongly urge that you recommend approval for the Neighborhood at Los proposal. This is an environmentally sustainable project that will help address our urgent housing needs.

As a final thought, we recommend that the existing closure at the southern end of this portion of Los Gamos be made permanent.

Sincerely,

A handwritten signature in blue ink that reads "Robert J. Pendoley". The signature is written in a cursive style with a large, stylized initial "R".

Robert Pendoley,
Board Chair