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San Rafael General Plan 2040 and Downtown Precise Plan EIR Addendum No. 1: Housing and Safety Elements Update

City of San Rafael

Prepared for:

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1. Introduction

1.1 BACKGROUND, PURPOSE, AND SCOPE

This document is an Addendum to the Environmental Impact Report (EIR) for the City of San Rafael General Plan 2040 and Downtown Precise Plan (General Plan 2040), State Clearinghouse (SCH) No. 2019039167, certified on August 2, 2021 (“Certified EIR”). The General Plan 2040 is considered the “Approved Project.”

As described in the Certified EIR, the CEQA Guidelines recognize that different types of EIRs are used for varying situations and intended uses. Because of the long-term planning horizon of the proposed project and the permitting, planning, and development actions that are related both geographically and as logical parts in the chain of contemplated actions for implementation, the Certified EIR was prepared as a program EIR for the Approved Project, pursuant to CEQA Guidelines Section 15168. Once the program EIR is certified, subsequent activities within the program must be evaluated to determine whether additional CEQA review is needed. However, where the program EIR addresses the program’s effects as specifically and comprehensively as is reasonably possible, later activities that are within scope of the effects examined in the program EIR, may qualify for a streamlined environmental review process or may be exempt from environmental review. When a program EIR is relied on for a subsequent activity, the lead agency must incorporate feasible mitigation measures and alternatives developed in the program EIR into the subsequent activities.¹ If a subsequent activity would have effects that are not within the scope of the program EIR, the lead agency must prepare a new Initial Study leading to a Negative Declaration, a Mitigated Negative Declaration, or an EIR unless the activity qualifies for an exemption. For these subsequent environmental review documents, the program EIR will serve as the first-tier environmental analysis to streamline future environmental review. This document is the first Addendum to the Certified EIR.

The California Environmental Quality Act (CEQA), Public Resources Code Sections 21000 et seq. and the State CEQA Guidelines (California Code of Regulations Sections 15000 et. seq.), recognizes that between the date an environmental document is completed and the date the project is fully implemented, one or more of the following changes may occur: 1) the project may change; 2) the environmental setting in which the project is located may change; 3) laws, regulations, or policies may change in ways that impact the environment; and/or 4) previously unknown information can arise. Before proceeding with a project,

¹ CEQA Guidelines Section 15168[c] and CEQA streamlining provisions.

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CEQA requires the lead agency to evaluate these changes to determine whether or not they affect the conclusions in the environmental document.

The General Plan 2040 is comprised of 13 elements, of which eight are required by State law. Two of the eight State-mandated elements are the housing and safety elements. Pursuant to State law the housing element is required to be updated every eight years to ensure an adequate amount and type of housing is planned and the safety element is required to be updated as needed to ensure hazards are appropriately considered. The proposed modifications to the current 2015-2023 Housing Element are required in order to demonstrate the City's capacity to meet its "fair share" of the region's housing needs over the 2023-2031 planning period. Housing is the only one of the 13 elements that was not updated as part of General Plan 2040, as the timeline for updates is set by the State of California. The proposed Housing Element 2023-2031 includes changes that respond to new state laws related to affirmatively furthering fair housing, as well as deletion of completed programs, consolidation of similar or related programs, new programs responding to emerging issues, and amendments to other programs and/or revised timelines. The proposed updates to the Safety and Resilience Element are limited to the identification of evacuation routes and mapping of areas with only one means of ingress and egress, as required by Senate Bill 99.

Accordingly, the purpose of this Addendum is to analyze the impacts of the proposed 2023-2031 Housing Element and the Safety and Resilience Element amendments, herein referred to as the Modified Project. The Modified Project does not increase the amount of development potential or extend development potential beyond the boundaries analyzed in the Certified EIR. Pursuant to the provisions of CEQA and the State CEQA Guidelines, the City of San Rafael is the lead agency charged with the responsibility of deciding whether or not to approve the proposed action.

1.2 ENVIRONMENTAL PROCEDURES

Pursuant to Section 21166 of CEQA and Section 15162 of the State CEQA Guidelines, when an Environmental Impact Report (EIR) has been certified or a negative declaration adopted for a project, no subsequent EIR or negative declaration shall be prepared for the project unless the lead agency determines that one or more of the following conditions are met:

- Substantial project changes are proposed that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes would occur with respect to the circumstances under which the project is undertaken that require major revisions to the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

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- New information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified, or the negative declaration was adopted shows any of the following:
 - a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration.
 - b) Significant effects previously examined will be substantially more severe than identified in the previous EIR.
 - c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measures or alternatives.
 - d) Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

Where none of the conditions specified in Section 15162 are present,² the lead agency must determine whether to prepare an Addendum or whether no further CEQA documentation is required (CEQA Guidelines Section 15162[b]). An Addendum is appropriate where some minor technical changes or additions to the previously certified EIR are necessary, but there are no new or substantially more severe significant impacts (CEQA Guidelines Section 15164).

In accordance with the CEQA Guidelines, the City has determined that an Addendum to the Certified EIR is the appropriate environmental clearance for the Modified Project because, as demonstrated in this Addendum, the proposed Modified Project does not result in any actions by the City that would result in any new growth potential than what was evaluated in the Certified EIR. This Addendum reviews the changes proposed by the Modified Project and examines whether, as a result of any changes or new information, a subsequent EIR may be required. This examination includes an analysis of the provisions of Section 21166 of CEQA and Section 15162 of the State CEQA Guidelines and their applicability to the Modified Project. This Addendum relies on the attached environmental analysis, which addresses environmental topics section by section to demonstrate that the approval of the Modified Project would not result in a new impact or a substantial increase in magnitude of the existing impacts of the Certified EIR. The proposed 2023-2031 Housing Element and updates to the Safety and Resilience Element have been reviewed against the impacts and mitigation measures presented in the Certified EIR. As set forth below, this Addendum finds that there would be no change to the impacts evaluated for housing, population and growth, transportation, air quality, noise, biological resources, or other environmental categories.

² See also Section 15163 of the State CEQA Guidelines, which applies the requirements of Section 15162 to supplemental EIRs.

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2. Project Description

2.1 LOCATION AND SETTING

The city of San Rafael is in the eastern part of central Marin County and is the largest city in the county. It is generally bounded by the city of Novato to the north; the San Francisco Bay, which includes San Pablo Bay and San Rafael Bay, and unincorporated Marin County to the east; the city of Larkspur and the town of Ross to the south; and the city of San Anselmo and unincorporated Marin County to the west. San Rafael is accessed by Interstate 580 (I-580) via the Richmond-San Rafael Bridge and U.S. Highway 101 (US-101), as well as the Sonoma-Marín Area Rail Transit (SMART) Train, which has stations at the San Rafael Transit Center in downtown and at the Marin Civic Center. San Rafael is known for a range of urban and suburban land uses, including a variety of residential neighborhoods, a downtown area, parks, and business centers. San Rafael's built-out environment is largely consistent with the built-out environments of adjacent communities.

2.2 STUDY AREA

The study area for this Addendum is the same as that of the Certified EIR, which encompasses the entirety of the city limit and sphere of influence, as well as unincorporated Marin County lands that bear a relationship to the City's long-term planning. While State law permits the inclusion of such lands in a community's general plan, San Rafael asserts land use control only over lands actually within the city limit where it has jurisdiction. The proposed San Rafael Housing Element only addresses properties within the San Rafael city limits. The County of Marin is conducting a Housing Element update for the unincorporated areas, including sites located in the San Rafael sphere of influence. Changes to such sites proposed by the County are addressed in the County's environmental documents for its Housing Element.

2.3 PROJECT OVERVIEW

The City of San Rafael certified the EIR for the General Plan 2040, Downtown Precise Plan, and Downtown Code on August 2, 2021 and subsequently adopted the General Plan 2040 and Downtown Precise Plan on August 2, 2021, and the Downtown Code on August 16, 2021. The Certified EIR serves as a program-level environmental document for subsequent City actions, such as the proposed Modified Project, that are deemed consistent with the General Plan the 2040. The Certified EIR included an assessment of the physical environmental impacts of the policies and programs of the General Plan 2040 and Downtown Precise Plan, and the Downtown Code, in accordance with the CEQA and the CEQA Guidelines. The Certified EIR also included an assessment of environmental impacts of the General Plan 2040 development projections through 2040 (cumulative), which included a net change of 4,250 households, 4,460 residential units, 8,910 population, and 4,115 employees. These projections represent the City's estimation of "reasonably foreseeable" development that could occur over the next 20 years under the General Plan and are used as the basis for the EIR's environmental assessment. The projections do not presume that every parcel is developed to the maximum level allowed under the General Plan (i.e.,

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theoretical growth). Rather, they recognize regional demographic and economic forecasts, and the probable share of regional growth that would be captured by San Rafael given its policies and land use regulations. The Certified EIR does not evaluate phased development since the General Plan does not prohibit or restrict when development can occur over the General Plan's horizon period. General Plan policies and EIR mitigation measures intended to reduce environmental impacts will apply to future development regardless of the pace or timing of growth.

As described in Section 1.1, *Background, Purpose, and Scope*, once a program EIR is certified, subsequent activities within the program must be evaluated to determine whether additional CEQA review is needed. However, where the program EIR addresses the program's effects as specifically and comprehensively as is reasonably possible, later activities that are within scope of the effects examined in the program EIR, may qualify for a streamlined environmental review process or may be exempt from environmental review. When a program EIR is relied on for a subsequent activity, the lead agency must incorporate feasible mitigation measures and alternatives developed in the program EIR into the subsequent activities.³ For these subsequent environmental review documents, the Certified EIR serves as the first-tier environmental analysis to streamline future environmental review. A description of how the City makes use of the Certified EIR is provided in Section 1.4, *Use of the General Plan EIR*, in Chapter 1, *Introduction*, of the Certified EIR.

As previously stated, the General Plan 2040 does not prohibit or restrict when development can occur over the General Plan's horizon period and the Certified EIR does not evaluate phased or theoretical growth. Accordingly, development in San Rafael may occur that is consistent with the General Plan 2040 but is greater than what is evaluated in the Certified EIR. For this potential development, as described in Section 1.1, *Background, Purpose, and Scope*, if a subsequent activity would have effects that are not within the scope of the program EIR (e.g., the Certified EIR), the lead agency must prepare a new Initial Study leading to a Negative Declaration, a Mitigated Negative Declaration, or an EIR unless the activity qualifies for an exemption.

The General Plan 2040, Downtown Precise Plan, and Downtown Code, and Certified EIR are available on the City's website, which can be accessed at <https://www.cityofsanrafael.org/departments/general-plan-2040/>. This Addendum is the first addendum to the Certified EIR.

2.4 PROPOSED CHANGES

Since the time the last Housing Element was adopted (2015), the State has adopted legislation that trigger amendments to the General Plan upon adoption of the proposed 2023-2031 Housing Element. Because the City of San Rafael adopted an updated General Plan in August 2021, most of these requirements have been satisfied and amendments are not required. Accordingly, as previously stated, the proposed

³ CEQA Guidelines Section 15168[c] and CEQA streamlining provisions.

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Modified Project that is the subject of this Addendum are the proposed updates to the current 2015-2023 Housing Element and recently adopted Safety and Resilience Element.

As detailed below, the proposed Modified Project includes minimal programmatic changes and does not increase growth potential beyond what is currently possible under the Approved Project. There are no changes to General Plan Map land use designations. The required Regional Housing Needs Allocation (RHNA) housing allocation of 3,220 housing units remains consistent with the General Plan 2040 buildout intensity and population projections analyzed in the Certified EIR, which was projected to be 4,050 units in the City limits and 410 units in the sphere of influence. Thus, the RHNA allocation represents 75 percent of the General Plan 2040 forecast for the area within the city limits.

SB 166 requires that cities include a “buffer” of additional sites in case some of the sites listed in this Housing Element become unavailable before 2031. The buffer sites provide flexibility in the event some of the listed sites become unavailable over the planning period. In San Rafael, this buffer consists of sites that are already planned and zoned for housing. In other words, their development with residential uses is already possible under the 2040 General Plan and current zoning regulations.

While the proposed Modified Project identifies opportunities for a total 4,658 housing units (3,220 RHNA units and 1,438 buffer units) on 112 sites in San Rafael, the intent of including more sites than are required is to demonstrate that the City’s existing zoning provides multiple options to meet the RHNA. The identification of these buffer sites in the Housing Element is not an action by the City that would create additional buildout as that buildout opportunity currently exists under the General Plan 2040 and current zoning regulations. The 4,658-unit total is a theoretical figure representing opportunities for housing and is not a 2031 buildout estimate or forecast. As such, it does not exceed the projections of 4,050 units in the City limits evaluated in the Certified EIR buildout and meets the City’s assigned RHNA of 3,220 units.

Like the Approved Project, the Modified Project is a programmatic, policy-level document that does not propose specific development projects. When specific development projects occur on identified housing element sites, they, like other potential future development projects in San Rafael, would be subject to applicable project approvals and environmental review pursuant with CEQA, if required. Likewise, if future development proposals in the city exceed the development projections evaluated in the Certified EIR, they would be subject to additional environmental review pursuant to CEQA, if required. As described in Section 1.1, *Background, Purpose, and Scope*, and summarized above, if a subsequent activity would have effects that are not within the scope of the program EIR (e.g., the Certified EIR), the lead agency must prepare a new Initial Study leading to a Negative Declaration, a Mitigated Negative Declaration, or an EIR unless the activity qualifies for an exemption.

2023-2031 Housing Element

State law requires that all cities and counties in California have a compliant housing element as part of their General Plan. The housing element must analyze housing needs, evaluate factors that could

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potentially constrain housing production, and identify sites for new residential development.⁴ Each city and county must submit their housing element to the California Department of Housing and Community Development (HCD) for review and certification to ensure that it meets the minimum requirements under State law.

San Rafael's current housing element was adopted on January 5, 2015 and was certified by the State on January 23, 2015. The planning period covered by that Housing Element was February 1, 2015 through January 31, 2023. State law requires that the City's next Housing Element be adopted by January 31, 2023 and cover the period from February 1, 2023 through January 31, 2031.

State requirements for housing elements have expanded considerably in the last eight years. The focus of prior housing elements was on housing conservation and the creation of new housing opportunities. While housing production is still the central focus, there is a much greater emphasis on equity, fair housing, and meeting the needs of lower-income households and persons with special needs. Cities have been asked to plan for much larger quantities of housing and provide substantially more detail on potential housing sites. Requirements for community engagement and outreach to under-represented populations also have been expanded. Cities and counties must demonstrate that their policies and programs are affirmatively furthering fair housing and directly addressing the factors that have resulted in segregation and concentrated poverty around the State.

REGIONAL HOUSING NEEDS ALLOCATION

The proposed 2023-2031 Housing Element process started with the State determining the total need for housing in each region of California over an eight-year period. These estimates are broken down by income categories, with households categorized as very low-income, low-income, moderate-income, or above moderate-income. Regional councils of government across California are responsible for allocating their region's housing needs to individual cities and counties. This process is known as the Regional Housing Needs Allocation, or RHNA. In

the nine-county San Francisco Bay Area, the Association of Bay Area Governments (ABAG) is responsible for RHNA and tasked with determining each county and city's "fair share" of the regional total. This determination is made using a formula that considers population size, employment, proximity to transit, and access to resources such as schools, health care,

TABLE 2-1 SAN RAFAEL'S REGIONAL HOUSING NEEDS ALLOCATION 2023-2031

| Income Category | Income Range ^a | Units |
|--------------------|---------------------------|--------------|
| Very Low | >\$93,200 | 857 |
| Low | \$93,200 to \$149,100 | 492 |
| Moderate | \$149,100 to \$199,200 | 521 |
| Above Moderate | >\$199,200 | 1,350 |
| Total Units | | 3,220 |

Notes:

a. Income range is for a household of four residents.

Source: Association of Bay Area Governments, 2021; California Department of Housing and Community Development Income Levels, 2022.

⁴ City of San Rafael, November 2022, HCD Draft 6th Cycle Housing Element Update.

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parks, and services. In the most recent allocation, communities considered to be “high resource” areas received larger shares of lower income units as a strategy for improving housing equity across the region.⁵

The total 2023-2031 RHNA for all counties and municipalities in the Bay Area is 441,176 units. Marin County and its 11 cities and towns received 3.3 percent of the regional housing assignment, or 14,405 units. San Rafael received the largest allocation among the 11 cities and towns, with 3,220 units. The breakdown of units pursuant to income category is shown in Table 2-1, *San Rafael’s Regional Housing Needs Allocation 2023-2031*. In order to have a substantially compliant 2023-2031 Housing Element, the City is required to demonstrate that it has the zoning capacity to produce 3,220 units by 2031. The City already has zoning in place to meet the RHNA and no rezoning is required to accommodate the City’s 3,220-unit assignment. (See a discussion of concurrent and potential future rezoning under the subheading “Potential Future Rezoning”) The City is not required to issue building permits or entitlements for this quantity of housing. However, the number of units permitted annually (by income category) will be used as a metric to evaluate the success of the 2023-2031 Housing Element and the need for additional programs to come closer to the targets.

HOUSING ELEMENT ORGANIZATION AND CONTENTS

The proposed 2023-2031 Housing Element includes the following six chapters and three technical appendices. As described below, the proposed 2023-2031 Housing Element includes an assessment of existing and future housing needs, constraints on housing, housing programs, and quantified objectives. The proposed 2023-2031 Housing Element establishes the framework for the City to meet its obligation for the RHNA. A summary of each chapter is provided below.

- **Chapter 1: Introduction.** The introduction explains the purpose of the housing element and describes San Rafael’s local and regional context, the RHNA process and San Rafael’s assignment the statutory requirements for the Housing Element, and the public engagement process.
- **Chapter 2: Evaluation of the 2015 Housing Element.** This chapter evaluates the City’s progress toward implementing the last (2015-2023) Housing Element. It includes a program-by-program assessment of the 2015 Housing Element, providing a basis for the proposed 2023-2031 Housing Element by indicating whether an existing program should be carried forward, edited, or replaced. The chapter also indicates the extent to which the City met its RHNA for the previous planning period.
- **Chapter 3: Housing Needs Assessment.** This chapter includes an analysis of demographic and socio-economic conditions, housing conditions, and market trends.
- **Chapter 4: Housing Sites and Resources Analysis.** This chapter includes an evaluation of the sites most likely to be available for residential development in the next eight years. The inventory identifies opportunities for 4,658 housing units on 112 sites in San Rafael, providing a substantial buffer above the required RHNA amount of 3,220 units. The chapter addresses projected

⁵ Pursuant to Government Code Section 65584.09, cities found to have provided adequate sites to meet the prior (2015-2023) RHNA are not required to add the unmet RHNA from the last (2015-2023) cycle to their 6th Cycle (2023-2031) totals.

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accessory dwelling unit production over the next eight years, environmental constraints on the housing sites, the availability of infrastructure to serve the sites, and State-mandated discussions of energy conservation resources in San Rafael. This chapter includes a map of the sites on Figure 4-1, *Housing Opportunity Sites*, which includes a key map that shows the areas of coverage on each of the following five panels for housing sites in North San Rafael, Mid San Rafael, San Pedro Peninsula, Central and Southeast San Rafael, and Downtown San Rafael.

- **Chapter 5: Housing Constraints.** This chapter addresses governmental constraints to housing development such as zoning, development fees, development standards, and development review processes, as well as constraints, such as high land and construction costs.
- **Chapter 6: Housing Plan.** This chapter presents goals, policies, and programs to address the City's housing needs as well as quantified objectives for housing development and preservation during the planning period. The goals have been substantially reorganized from the current 2015-2023 Housing Element, with a greater focus on fair housing and resources for lower income households. Each of the goals is followed by a series of housing policies and implementing programs, which include more prescriptive direction as well as an assessment of resources, a timetable for implementation and metrics to measure future success.
- **Appendix A: Assessment of Fair Housing.** The Assessment of Fair Housing uses maps and tables to illustrate spatial patterns of segregation and concentrated poverty in the city, and the location of high, moderate, and low resource neighborhoods. This data is used to evaluate the adequacy of the City's housing sites, and also to ensure that housing programs further fair housing and provide greater access to resources (e.g., high-performing schools, quality City parks, health care facilities, etc.) in under-served neighborhoods. The analysis informs many of the policies and programs in Chapter 6. Appendix A also evaluates fair housing practices and provides data on discrimination complaints in the city during recent years.
- **Appendix B: Housing Opportunity Site Inventory.** This is a detailed parcel-level spreadsheet with data for each of the 112 identified housing opportunity sites. The sites are organized into six categories (approved projects, proposed projects, vacant low-density residential sites, medium- and high-density residential sites, mixed use sites outside Downtown, and Downtown mixed-use sites). For each property, the database provides assessor parcel number, address, acreage, zoning and General Plan designation, existing land use, theoretical capacity, realistic capacity (by income group), and any constraints or comments. See Figure 4-1, *Housing Opportunity Sites*, in Chapter 4, *Housing Sites and Resources Analysis*, of the Housing Element.
- **Appendix C: Public Participation Matrix.** The matrix lists the various outreach and engagement efforts that occurred over the course of the project, including key takeaways and metrics for participation. The matrix provides a bridge from the engagement program to the Housing Element policies and programs and illustrates how community feedback has shaped the contents of the document.

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POTENTIAL FUTURE REZONING

While, as previously stated, no rezoning is required to accommodate the City's 3,220-unit RHNA assignment, the proposed 2023-2031 Housing Element includes the concurrent rezoning of two parcels. The first parcel is currently zoned "Light Industrial- Office" and would be rezoned "Office", a change that was already anticipated by General Plan 2040 and evaluated in the Certified EIR. This rezoning would help the City maintain a "buffer" of extra capacity for higher-density housing since such housing is permitted in the Office zoning district. The parcel is located at 401 Merrydale and assigned Assessor Parcel Number (APN) 179-041-05. The parcel contains a self-storage business and is just under an acre in size. The second parcel is currently zoned Planned Development (PD), is 1.81 acres, and is also a self-storage business. It is adjacent to the first parcel and is at 380 Merrydale, and assigned Assessor Parcel Number 179-041-022. The "Office" zoning matches the General Plan 2040 land use designation for these parcels and is therefore addressed in the Certified EIR. This rezoning maximizes flexibility for the property owners by allowing both commercial development as well as residential development at 43 units per acre. In this case, both sites are adjacent to the Civic Center SMART station. The properties were previously envisioned as housing opportunities in the 2013 Civic Center Station Area Plan.⁶ They were presumed to be high-density housing in the Certified EIR for the General Plan 2040. No other rezoning is proposed as a part of the proposed 2023-2031 Housing Element.

In addition to the map change described above, Draft Housing Element Program 42, *Zoning Text and Map Revisions*, calls for several future zoning studies that could increase the City's residential capacity. The zoning changes described below are not required to meet the RHNA but would be beneficial in expanding housing opportunities in "high-resource" areas. These studies include:

- Considering an increase in the allowable density in the Neighborhood Commercial zone (currently 24.2 units per acre, whereas all other commercial zones allow 43.5 units per acre).
- Considering increases to the allowable density in the HR-1.5 and HR-1.8 (High-Density Residential zoning) districts. These districts currently allow 29 units per acre and 24.2 units per acre respectively, but are in a General Plan land use designation that allows up to 43.5 units per acre. Currently only the HR-1 district allows 43.5 units per acre.
- Considering increases to allowable building heights for mixed use or residential projects in the General Commercial zoning district (currently limited to 30 feet or 36 feet).
- Considering modifications to setback, height, and lot coverage standards for mixed use or residential projects in the Office zoning district (the standards envision office development, rather than housing)
- Allowing Low-Barrier Navigation Centers in mixed use zones, as required by State law (AB 101).

These future rezoning actions would be subject to their own environmental review processes, as necessary, and are not addressed in this Addendum.

⁶ City of San Rafael, adopted August 2012, amended September 2013, *Civic Center Station Area Plan* and associated Resolution No. 13618.

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Safety and Resilience Element

The City is updating the Safety and Resilience Element of the General Plan 2040 to be consistent with recently adopted evacuation legislation, SB 99, which amended California Government Code Section 65302 to add Sections 65302(g)(5). SB 99 requires that cities, upon the revision of the housing element, identify residential developments in hazard areas with only one emergency evacuation route. Another legislative update is Assembly Bill (AB) 747, which amended the California Government Code Section 65302.15 to require information about evacuation routes and their capacity, safety, and viability under a range of emergency scenarios when updating the Local Hazard Mitigation Plan.

According to California Government Code 65302(g), the goal of a safety element is to protect the community from any unreasonable risk associated with the effects of various hazards, in addition to addressing evacuation routes, military installations, peakload water supply requirements, and minimum road widths and clearances around structures. California Government Code Section 65302(G)(5) requires safety elements, upon the revision of the housing element, to be reviewed and updated as necessary to identify residential developments in any hazard area identified in the safety element that do not have at least two emergency evacuation routes. This includes residential development on single access roadways, dead-ends, or cul-de-sacs. The City is amending its Safety and Resilience Element to add a map of these areas. It is also adding a policy to use this information for emergency response planning, and to help inform land use and transportation decisions. It is also adding an implementation measure to comply with AB 747 requirements concurrently with the adoption of a new Local Hazard Mitigation Plan in 2024.

3. Environmental Analysis

As detailed in Section 2.4, *Proposed Changes*, the Modified Project is strictly a policy document that does not provide entitlements to any specific development projects and would not result in any direct or indirect physical changes to the environment. The proposed changes to the Safety and Resilience Element under the Modified Project would identify sites in hazard areas previously identified in the element that also do not have at least two emergency evacuation routes. The proposed changes to the Housing Element component of the Modified Project would predominantly affect designated infill sites that are currently intended for housing and mixed-use residential under the Approved Project and most of which are located in walkable, transit-served commercial areas that are already developed. The proposed zoning changes would only occur on the parcel assigned APN 179-041-05, which was anticipated by General Plan 2040 and subsequently evaluated in the Certified EIR, and the parcel assigned APN 179-041-022, which would bring the parcel into alignment with the General Plan land use designation and as such also evaluated in the Certified EIR. The potential future rezoning identified in Housing Element Program 42 would further bring the zoning on those locations into alignment with the existing General Plan land use designations and density anticipated by General Plan 2040 and subsequently evaluated in the Certified EIR. Future modifications to development standards that are not consistent with the General Plan may require separate environmental review. CEQA identifies and analyzes the significant effects on the environment, where “significant effect on the environment” means a substantial or potentially substantial adverse change in any of the physical condition (CEQA Guidelines Section 15382). The proposed changes under the Modified Project, which does not increase the development potential evaluated under the Certified EIR, are analyzed below.

3.1 AESTHETICS

| Would the Modified Project: | Level of Impact in the General Plan 2040 EIR | Same or Reduced Impact as the General Plan 2040 EIR | Do the Proposed Changes Involve New or More Severe Impacts? | New Circumstances Involving New or More Severe Impacts? | New Information Requiring New Analysis or Verification? |
|--|--|---|---|---|---|
| a) Have a substantial adverse effect on a scenic vista? | LTS | Yes | No | No | No |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | NI | Yes | No | No | No |

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| Would the Modified Project: | Level of Impact in the General Plan 2040 EIR | Same or Reduced Impact as the General Plan 2040 EIR | Do the Proposed Changes Involve New or More Severe Impacts? | New Circumstances Involving New or More Severe Impacts? | New Information Requiring New Analysis or Verification? |
|--|--|---|---|---|---|
| c) In non-urbanized areas, substantially degrade the existing visual character or quality of the site and its surroundings, or in an urbanized area, conflict with applicable zoning and other regulations governing scenic quality? | LTS | Yes | No | No | No |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | LTS | Yes | No | No | No |
| e) Result in a cumulatively considerable impact to aesthetic resources? | LTS | Yes | No | No | No |

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

Discussion:

The proposed changes to the Safety and Resilience Element under the Modified Project would not have the potential to create an impact with respect to the CEQA criteria for evaluating potential impacts related to aesthetics because there are no land use changes and no potential for future development associated with this update.

The proposed changes to the Housing Element component of the Modified Project would not result in changes to the standards established as part of the Approved Project and therefore, would not have the potential to affect a scenic vista and/or scenic corridor beyond what was evaluated in the Certified EIR. As described in the Certified EIR, there are no State-designated scenic highways within, or in the vicinity of, the EIR Study Area. In addition, the housing sites identified in the proposed Housing Element include sites for infill housing and mixed-use residential development only and potential future development on these sites would not introduce new sources of light and glare where none currently exist and not already contemplated in the Approved Project and the Certified EIR.

The implementation of the proposed Modified Project would result in changes at the policy level and does not include specific development proposals. For this reason, all potential future housing contemplated would be infill housing where housing was already contemplated in the Certified EIR, and there is no State-designated scenic highway in the EIR Study Area, the proposed Modified Project would not result in a new impact or a substantial increase in magnitude of the existing impacts with respect to aesthetics.

3. Environmental Analysis

3.2 AGRICULTURE AND FORESTRY RESOURCES

| Would the Modified Project: | Level of Impact in the General Plan 2040 EIR | Same or Reduced Impact as the General Plan 2040 EIR | Do the Proposed Changes Involve New or More Severe Impacts? | New Circumstances Involving New or More Severe Impacts? | New Information Requiring New Analysis or Verification? |
|--|--|---|---|---|---|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | NI | Yes | No | No | No |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | NI | Yes | No | No | No |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? | NI | Yes | No | No | No |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | NI | Yes | No | No | No |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | NI | Yes | No | No | No |
| f) Result in a cumulatively considerable impact to agricultural or forestry resources? | NI | Yes | No | No | No |

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

Discussion:

The proposed changes to the Safety and Resilience Element under the Modified Project would not have the potential to create an impact with respect to the CEQA criteria for evaluating potential impacts related to agricultural and forestry resources because there are no land use changes and no potential for future development associated with this update.

The proposed changes to the Housing Element component of the Modified Project would affect designated infill sites that are currently intended for housing and mixed-use residential under the

3. Environmental Analysis

Approved Project. As described in the Certified EIR, there are no lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within the EIR Study Area. Accordingly, implementation of the proposed Modified Project would not result in a new impact or a substantial increase in magnitude of the existing impacts with respect to agricultural and forestry resources.

3.3 AIR QUALITY

| Would the Modified Project: | Level of Impact in the 2040 General Plan Update EIR | Same or Reduced Impact as the 2021 General Plan Update EIR | Do the Proposed Changes Involve New or More Severe Impacts? | New Circumstances Involving New or More Severe Impacts? | New Information Requiring New Analysis or Verification? |
|---|---|--|---|---|---|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | LTS | Yes | No | No | No |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | SU | Yes | No | No | No |
| c) Expose sensitive receptors to substantial pollutant concentrations? | SU | Yes | No | No | No |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | LTS | Yes | No | No | No |
| e) Cumulatively contribute to air quality impacts in the San Francisco Bay Area Air Basin? | SU | Yes | No | No | No |

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

Discussion:

The proposed changes to the Safety and Resilience Element under the Modified Project would not have the potential to create an impact with respect to the CEQA criteria for evaluating potential impacts related to air quality because there are no land use changes and no potential for future development associated with this update.

The proposed changes to the Housing Element component of the Modified Project would not result in changes to density limits that were not evaluated in the Certified EIR and would further support the development of infill sites that are currently intended for housing and mixed-use residential under the Approved Project. Accordingly, like the Approved Project, the implementation of the proposed Modified Project would not conflict with the 2017 Clean Air Plan. Potential future development under the proposed

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Modified Project would be required to comply with General Plan policies and programs that reduce increases in criteria air pollutant emissions, ensure sensitive receptors are not exposed to toxic air contaminant emissions, and that uses would not generate substantial odors that would affect a substantial number of people during the construction and operation phases. Given the proposed Modified Project would not increase development potential beyond what was evaluated in the Certified EIR, the proposed Modified Project would not result in a new impact or a substantial increase in magnitude of the air quality impacts that were analyzed in the Certified EIR.

3.4 BIOLOGICAL RESOURCES

| Would the Modified Project: | Level of Impact in the General Plan 2040 EIR | Same or Reduced Impact as the General Plan 2040 EIR | Do the Proposed Changes Involve New or More Severe Impacts? | New Circumstances Involving New or More Severe Impacts? | New Information Requiring New Analysis or Verification? |
|--|--|---|---|---|---|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | LTS/M | Yes | No | No | No |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | LTS/M | Yes | No | No | No |
| c) Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | LTS/M | Yes | No | No | No |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | LTS/M | Yes | No | No | No |

3. Environmental Analysis

| Would the Modified Project: | Level of Impact in the General Plan 2040 EIR | Same or Reduced Impact as the General Plan 2040 EIR | Do the Proposed Changes Involve New or More Severe Impacts? | New Circumstances Involving New or More Severe Impacts? | New Information Requiring New Analysis or Verification? |
|--|--|---|---|---|---|
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | LTS | Yes | No | No | No |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | NI | Yes | No | No | No |
| g) Result in a cumulatively considerable impact to biological resources? | LTS | Yes | No | No | No |

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

Discussion:

The proposed changes to the Safety and Resilience Element under the Modified Project would not have the potential to create an impact with respect to the CEQA criteria for evaluating potential impacts related to biological resources because there are no land use changes and no potential for future development associated with this update.

The proposed Modified Project would not change the Certified EIR Study Area boundaries and would not change the size or extent of disturbed areas that were analyzed in the Certified EIR. It would also only affect designated infill sites that are currently intended for housing and mixed-use residential. As with the Approved Project, potential future development under the proposed Modified Project would be required to comply with mandatory regulations described in the Certified EIR such as the Migratory Bird Treaty Act and California Fish and Game Code as well as the General Plan policies and programs that, as described in the Certified EIR, would reduce impacts related to the loss of special-status species, riparian habitat, sensitive natural communities, protected wetlands, wildlife movement corridors, and conflicting with local policies that protect biological resources. As described in the Certified EIR, the EIR Study Area is not in any local, regional, or State habitat conservation plan areas. For these reasons, and because the proposed Modified Project would not increase development potential beyond what was evaluated in the Certified EIR and would not result in land use changes, the proposed changes from the Modified Project would not result in a new impact or a substantial increase in magnitude of the existing impacts in relation to biological resources.

3. Environmental Analysis

3.5 CULTURAL AND TRIBAL CULTURAL RESOURCES

| Would the Modified Project: | Level of Impact in the General Plan 2040 EIR | Same or Reduced Impact as the General Plan 2040 EIR | Do the Proposed Changes Involve New or More Severe Impacts? | New Circumstances Involving New or More Severe Impacts? | New Information Requiring New Analysis or Verification? |
|--|--|---|---|---|---|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? | SU | Yes | No | No | No |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? | LTS/M | Yes | No | No | No |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | LTS/M | Yes | No | No | No |
| d) Cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: <ul style="list-style-type: none"> Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1. In applying the criteria set forth in subdivision (c) of the Public Resource Code Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance to a California Native American tribe. | LTS/M | N/A | No | No | No |

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| Would the Modified Project: | Level of Impact in the General Plan 2040 EIR | Same or Reduced Impact as the General Plan 2040 EIR | Do the Proposed Changes Involve New or More Severe Impacts? | New Circumstances Involving New or More Severe Impacts? | New Information Requiring New Analysis or Verification? |
|---|--|---|---|---|---|
| e) Cause impacts that are cumulatively considerable when viewed in connection with the effects of past, present, and reasonably foreseeable projects? | SU | N/A | No | No | No |

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

Discussion:

The proposed changes to the Safety and Resilience Element under the Modified Project would not have the potential to create an impact with respect to the CEQA criteria for evaluating potential impacts related to cultural and tribal cultural resources because there are no land use changes and no potential for future development associated with this update.

The proposed changes to the Housing Element component of the Modified Project would not change the scale or location of overall ground disturbing activities that could occur as a result of potential future development in the EIR Study Area.

The implementation of the proposed Modified Project would result in changes at the policy level and does not include specific development proposals. As a policy-level project where all potential future housing contemplated would be infill housing where development currently exists and where housing was already contemplated in the Certified EIR, the proposed Modified Project, like the Approved Project, would not adversely impact historical or, tribal and non-tribal archaeological resources, as well as tribal and non-tribal human remains beyond what was evaluated in the Certified EIR. Like the Approved Project, all potential future development projects on sites affected by the proposed Modified Project would be required to follow all applicable regulations such as Public Resources Code 5097.98 and California Health and Safety Code 7050.5 and General Plan policies and programs pertaining to the protection of cultural and tribal cultural resources. Accordingly, because the proposed Modified Project does not include specific development proposals or impact areas outside those included in the Certified EIR, the proposed Modified Project would not result in a new impact or a substantial increase in magnitude of the existing impacts with respect to cultural or tribal cultural resources.

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3.6 ENERGY

| Would the Modified Project: | Level of Impact in the General Plan 2040 EIR | Same or Reduced Impact as the General Plan 2040 EIR | Do the Proposed Changes Involve New or More Severe Impacts? | New Circumstances Involving New or More Severe Impacts? | New Information Requiring New Analysis or Verification? |
|---|--|---|---|---|---|
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | LTS | N/A | No | No | No |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | LTS | N/A | No | No | No |
| c) Result in a cumulatively considerable impact to energy conservation and renewable energy? | LTS | N/A | No | No | No |

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

Discussion:

The proposed changes to the Safety and Resilience Element under the Modified Project would not have the potential to create an impact with respect to the CEQA criteria for evaluating potential impacts related to energy because there are no land use changes or potential for future development associated with this update. However, like the Approved Project, potential future development that could occur on housing sites identified in the Housing Element component of the Modified Project would generate energy use through electricity use and fuel consumption. As a policy-level project where all potential future housing contemplated would be infill housing where development currently exists and where housing was already contemplated in the Certified EIR, the proposed Modified Project would not increase development potential evaluated in the Certified EIR. Therefore, as with potential future development under the Approved Project, the proposed Modified Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation, or conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Accordingly, the proposed Modified Project would not result in a new impact or a substantial increase in magnitude of the existing impacts with respect to energy.

3. Environmental Analysis

3.7 GEOLOGY AND SOILS

| Would the Modified Project: | Level of Impact in the General Plan 2040 EIR | Same or Reduced Impact as the General Plan 2040 EIR | Do the Proposed Changes Involve New or More Severe Impacts? | New Circumstances Involving New or More Severe Impacts? | New Information Requiring New Analysis or Verification? |
|---|--|---|---|---|---|
| a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: | -- | -- | -- | -- | -- |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | LTS | Yes | No | No | No |
| ii) Strong seismic ground shaking? | LTS | Yes | No | No | No |
| iii) Seismic-related ground failure, including liquefaction? | LTS | Yes | No | No | No |
| iv) Landslides? | LTS | Yes | No | No | No |
| b) Result in substantial soil erosion or the loss of topsoil? | LTS | Yes | No | No | No |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | LTS | Yes | No | No | No |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | LTS | Yes | No | No | No |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | LTS | N/A | No | No | No |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | LTS/M | Yes | No | No | No |
| g) Result in a cumulatively considerable impact to geological resources? | LTS/M | Yes | No | No | No |

3. Environmental Analysis

| | Level of Impact in the General Plan 2040 EIR | Same or Reduced Impact as the General Plan 2040 EIR | Do the Proposed Changes Involve New or More Severe Impacts? | New Circumstances Involving New or More Severe Impacts? | New Information Requiring New Analysis or Verification? |
|---|---|--|---|--|--|
| Would the Modified Project: | | | | | |
| Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable | | | | | |

Discussion:

The proposed changes to the Safety and Resilience Element under the Modified Project would not have the potential to create an impact with respect to the CEQA criteria for evaluating potential impacts related to geology and soils because there are no land use changes and no potential for future development associated with this update.

The proposed Modified Project, would only affect designated infill sites that are currently intended for housing and mixed-use residential and evaluated as such in the Certified EIR for the Approved Project. The implementation of the proposed Modified Project would result in changes at the policy level and does not include specific development proposals. Accordingly, like the Approved Project, the implementation of the proposed Modified Project would be required to comply with mandatory regulations such as the California Building Code, the standards in the San Rafael Geotechnical Review Matrix, San Rafael Municipal Code (SRMC) Chapter 14.12, *Hillside Development Overlay District*, Chapter 15.06, *Grading and Drainage*, and Section 9.30.150, *Erosion and Sediment Control Plan Requirements*, as well as General Plan policies and programs that minimize potential adverse impacts from earthquake, erosion and soil loss, and ensure sensitive and unique paleontological resources are not directly or indirectly affected in the event that such resources are unearthed during project grading, demolition, or building. As described in the Certified EIR, potential future development in the EIR Study Area would not result in the use of septic tanks or alternative wastewater disposal systems. Accordingly, the proposed Modified Project would not result in a new impact or a substantial increase in magnitude of the existing impacts with respect to geology and soils.

3. Environmental Analysis

3.8 GREENHOUSE GAS EMISSIONS

| Would the Modified Project: | Level of Impact in the General Plan 2040 EIR | Same or Reduced Impact as the General Plan 2040 EIR | Do the Proposed Changes Involve New or More Severe Impacts? | New Circumstances Involving New or More Severe Impacts? | New Information Requiring New Analysis or Verification? |
|--|--|---|---|---|---|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | SU | N/A | No | No | No |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | LTS/M | N/A | No | No | No |
| c) Cumulatively contribute to GHG emissions and global climate change? | SU | N/A | No | No | No |

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

Discussion:

The proposed changes to the Safety and Resilience Element under the Modified Project would not have the potential to create an impact with respect to the CEQA criteria for evaluating potential impacts related to GHG emissions because there are no land use changes and no potential for future development associated with this update.

Like the Approved Project, potential future development from implementation of the proposed Modified Project would be required to comply with General Plan policies and programs, which would ensure that the City's GHG emissions are reduced to the degree feasible. The proposed changes to the Housing Element component of the Modified Project would further support the development of infill sites that are currently intended for housing and mixed-use residential under the Approved Project and would not exceed the buildout potential evaluated in the Certified EIR. As described in the Certified EIR, infill housing, especially that in Priority Development Areas and Transit Priority Areas, promote transportation options such as walking, bicycling, and riding transit that reduce vehicle miles traveled and in turn reduce subsequent GHG emissions. Accordingly, the implementation of the proposed Modified Project would not generate more GHG emissions than were evaluated in the Certified EIR. For the reasons described above, the proposed Modified Project would not result in a new impact or a substantial increase in magnitude of the existing impacts related to GHG emissions.

3. Environmental Analysis

3.9 HAZARDS AND HAZARDOUS MATERIALS

| Would the Modified Project: | Level of Impact in the General Plan 2040 EIR | Same or Reduced Impact as the General Plan 2040 EIR | Do the Proposed Changes Involve New or More Severe Impacts? | New Circumstances Involving New or More Severe Impacts? | New Information Requiring New Analysis or Verification? |
|--|--|---|---|---|---|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | LTS | Yes | No | No | No |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | LTS | Yes | No | No | No |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | LTS | Yes | No | No | No |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | LTS/M | Yes | No | No | No |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | LTS | Yes | No | No | No |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | LTS | Yes | No | No | No |
| g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | LTS | Yes | No | No | No |

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| Would the Modified Project: | Level of Impact in the General Plan 2040 EIR | Same or Reduced Impact as the General Plan 2040 EIR | Do the Proposed Changes Involve New or More Severe Impacts? | New Circumstances Involving New or More Severe Impacts? | New Information Requiring New Analysis or Verification? |
|--|--|---|---|---|---|
| h) Result in a cumulatively considerable impact to hazards and hazardous material? | LTS/M | Yes | No | No | No |

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

Discussion:

The proposed changes to the Safety and Resilience Element under the Modified Project would not have the potential to create an impact with respect to the CEQA criteria for evaluating potential impacts related to hazards and hazardous materials because there are no land use changes and no potential for future development associated with this update.

The proposed Modified Project would not include any changes to land use designations that would have the potential to result in a new or greater impact related to hazards or hazardous materials from those evaluated in the Certified EIR because it would also only affect designated infill sites that are currently intended for housing and mixed-use residential that were previously considered in the Certified EIR. As with the Approved Project, potential future development under the proposed Modified Project would be required to comply with State and local regulations including General Plan policies and programs related to minimizing the effects of hazards and the release of hazardous materials described in the Certified EIR.

Accordingly, the proposed Modified Project would not result in a new impact or a substantial increase in magnitude of the existing impacts with respect to hazards and hazardous materials.

3.10 HYDROLOGY AND WATER QUALITY

| Would the Modified Project: | Level of Impact in the General Plan 2040 EIR | Same or Reduced Impact as the General Plan 2040 EIR | Do the Proposed Changes Involve New or More Severe Impacts? | New Circumstances Involving New or More Severe Impacts? | New Information Requiring New Analysis or Verification? |
|---|--|---|---|---|---|
| a) Violate any water quality standards or waste discharge requirements? | LTS | Yes | No | No | No |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | LTS | Yes | No | No | No |

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| Would the Modified Project: | Level of Impact in the General Plan 2040 EIR | Same or Reduced Impact as the General Plan 2040 EIR | Do the Proposed Changes Involve New or More Severe Impacts? | New Circumstances Involving New or More Severe Impacts? | New Information Requiring New Analysis or Verification? |
|--|--|---|---|---|---|
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) result in substantial erosion or siltation on- or off-site; ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv) impede or redirect flood flows? | LTS | Yes | No | No | No |
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | LTS | Yes | No | No | No |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | LTS | N/A | No | No | No |
| f) Result in a cumulatively considerable impact to hydrology and water quality? | LTS | Yes | No | No | No |

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

Discussion:

The proposed changes to the Safety and Resilience Element under the Modified Project would not have the potential to create an impact with respect to the CEQA criteria for evaluating potential impacts related to hydrology and water quality because there are no land use changes and no potential for future development associated with this update.

The proposed Modified Project would not include any changes to land use designations and would also only affect designated infill sites that are currently intended for housing and mixed-use residential that were previously considered in the Certified EIR. Therefore, like the Approved Project, potential future

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development under the proposed Modified Project would occur in areas already covered with impervious surfaces and no additional runoff potential would occur. Like the Approved Project, the future development allowed under the proposed Modified Project would be required to comply with State and local regulations related to minimizing the effects of water pollutants and hazards associated with hydrology and flooding. Accordingly, the proposed Modified Project would not result in a new impact or a substantial increase in magnitude of the existing impacts with respect to hydrology and water quality.

3.11 LAND USE AND PLANNING

| Would the Modified Project: | Level of Impact in the General Plan 2040 EIR | Same or Reduced Impact as the General Plan 2040 EIR | Do the Proposed Changes Involve New or More Severe Impacts? | New Circumstances Involving New or More Severe Impacts? | New Information Requiring New Analysis or Verification? |
|--|--|---|---|---|---|
| a) Physically divide an established community? | LTS | Yes | No | No | No |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | LTS | Yes | No | No | No |
| c) Result in a cumulatively considerable impact to land use and planning? | LTS | Yes | No | No | No |

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

Discussion:

The proposed changes to the Safety and Resilience Element under the Modified Project would not have the potential to create an impact with respect to the CEQA criteria for evaluating potential impacts related to land use and planning because there are no land use changes and no potential for future development associated with this update.

The implementation of the proposed Modified Project would result in changes at the policy level and does not include specific development proposals. The potential future development from implementation of the proposed Housing Element, would not result in a change in land use or zoning that would cause the construction or removal of any physical features or means of access throughout the EIR Study Area or the region. The proposed Housing Element would not increase development potential in the EIR Study Area beyond what was evaluated in the Certified EIR. Potential future development would occur on a limited number of vacant parcels and in the form of infill/intensification on sites already developed and/or underutilized, and/or in close proximity to existing development and infrastructure. Additionally, the proposed Housing Element maintains the existing roadway patterns and would not include any new major

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roadways or other physical features through existing neighborhoods that would create new physical barriers in the EIR Study Area.

The proposed changes to the Housing Element component of the Modified Project would affect designated infill sites that are currently intended for housing and mixed-use residential under the Approved Project. As described in Section 2.4, *Project Overview*, the proposed updates are requirements of State law to ensure that the City provides its fair share of regional housing and has appropriate safety measures in place in the event of an emergency. Therefore, like the Approved Project, there would be no impacts regarding conflicts with applicable plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect. Accordingly, the proposed Modified Project would not result in a new impact or a substantial increase in magnitude of the existing impacts with respect to land use and planning.

3.12 MINERAL RESOURCES

| Would the Modified Project: | Level of Impact in the General Plan 2040 EIR | Same or Reduced Impact as the General Plan 2040 EIR | Do the Proposed Changes Involve New or More Severe Impacts? | New Circumstances Involving New or More Severe Impacts? | New Information Requiring New Analysis or Verification? |
|---|--|---|---|---|---|
| a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state? | LTS | Yes | No | No | No |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | LTS | Yes | No | No | No |
| c) Result in significant cumulative impacts with respect to mineral resources? | LTS | Yes | No | No | No |

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

Discussion:

The proposed changes to the Safety and Resilience Element under the Modified Project would not have the potential to create an impact with respect to the CEQA criteria for evaluating potential impacts related to mineral resources because there are no land use changes and no potential for future development associated with this update.

The proposed updates to the Housing Element component of the Modified Project would not include any changes to land use designations and would also only affect designated infill sites that are currently intended for housing and mixed-use residential that were previously considered in the Certified EIR. These

3. Environmental Analysis

urbanized areas do not have known mineral resources of value to the region or State, therefore potential future development under the proposed Modified Project would not result in the loss of availability of a known mineral resource. Similarly, no locally important mineral resource recovery sites would be lost as part of the proposed Modified Project. The proposed Modified Project does not include any changes in land use on or near the San Rafael Rock Quarry and McNear Brickworks site. Accordingly, the proposed Modified Project would not result in a new impact or a substantial increase in magnitude of the existing impacts with respect to mineral resources.

3.13 NOISE AND VIBRATION

| Would the Modified Project: | Level of Impact in the General Plan 2040 EIR | Same or Reduced Impact as the General Plan 2040 EIR | Do the Proposed Changes Involve New or More Severe Impacts? | New Circumstances Involving New or More Severe Impacts? | New Information Requiring New Analysis or Verification? |
|---|--|---|---|---|---|
| a) Result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | LTS/M | Yes | No | No | No |
| b) Result in the generation of excessive groundborne noise levels? | LTS/M | Yes | No | No | No |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | LTS | Yes | No | No | No |
| d) Result in a cumulatively considerable impact to noise impacts? | LTS/M | Yes | No | No | No |

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

Discussion:

The proposed changes to the Safety and Resilience Element under the Modified Project would not have the potential to create an impact with respect to the CEQA criteria for evaluating potential impacts related to noise and vibration because there are no land use changes and no potential for future development associated with this update.

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The proposed changes to the Housing Element component of the Modified Project would affect designated infill sites that are currently intended for housing and mixed-use residential under the Approved Project. As such, noise and groundborne vibration from construction and operation of potential future development that could occur on housing sites identified in the Housing Element component of the proposed Modified Project was contemplated in the Certified EIR. As with the Approved Project, potential future development under the proposed Modified Project would be required to comply with mandatory regulations described in the Certified EIR such as the noise limits established in the San Rafael Municipal Code as well as the General Plan policies and programs that, as described in the Certified EIR, would reduce impacts related to noise and vibration. As described in the Certified EIR, all proposed housing sites are outside of the 55 and 60 dBA L_{dn} airport noise contours, which do not extend much beyond the runway, and aircraft noise does not substantially affect nearby sensitive receptors. Accordingly, the proposed Modified Project would not result in a new impact or a substantial increase in magnitude of the existing impacts with respect to noise and vibration.

3.14 POPULATION AND HOUSING

| Would the Modified Project: | Level of Impact in the General Plan 2040 EIR | Same or Reduced Impact as the General Plan 2040 EIR | Do the Proposed Changes Involve New or More Severe Impacts? | New Circumstances Involving New or More Severe Impacts? | New Information Requiring New Analysis or Verification? |
|---|--|---|---|---|---|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | LTS | Yes | No | No | No |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | LTS | Yes | No | No | No |
| c) Result in a cumulatively considerable impact to population and housing? | LTS | Yes | No | No | No |

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

Discussion:

The proposed changes to the Safety and Resilience Element under the Modified Project would not have the potential to create an impact with respect to the CEQA criteria for evaluating potential impacts related to population and housing because there are no land use changes and no potential for future development associated with this update.

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As described in Section 2.4, *Project Overview*, the proposed updates are requirements of State law to ensure that the City provides its fair share of regional housing and has appropriate safety measures in place in the event of an emergency. The proposed Modified Project would not change the overall build-out numbers from the Approved Project. Therefore, it would not induce substantial population growth, nor population growth greater than was analyzed in the Certified EIR. The proposed Modified Project would also not displace substantial numbers of existing people or housing. Any required zoning changes are already accounted for in the Approved Project as the proposed changes to the Housing Element component of the Modified Project. These changes would only affect designated infill sites that are currently intended for housing and mixed-use residential under the Approved Project. Accordingly, the proposed Modified Project would not result in a new impact or a substantial increase in magnitude of the existing impacts with respect to population and housing.

3.15 PUBLIC SERVICES AND RECREATION

| Would the Modified Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | Level of Impact in the General Plan 2040 EIR | Same or Reduced Impact as the General Plan 2040 EIR | Do the Proposed Changes Involve New or More Severe Impacts? | New Circumstances Involving New or More Severe Impacts? | New Information Requiring New Analysis or Verification? |
|---|--|---|---|---|---|
| a) Fire protection services? | LTS | Yes | No | No | No |
| b) Police services? | LTS | Yes | No | No | No |
| c) Schools? | LTS | Yes | No | No | No |
| d) Libraries? | LTS | Yes | No | No | No |
| d) Parks? | LTS | Yes | No | No | No |
| e) Other public facilities? | LTS | Yes | No | No | No |
| f) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | LTS | Yes | No | No | No |
| g) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | LTS | Yes | No | No | No |

3. Environmental Analysis

| Would the Modified Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | Level of Impact in the General Plan 2040 EIR | Same or Reduced Impact as the General Plan 2040 EIR | Do the Proposed Changes Involve New or More Severe Impacts? | New Circumstances Involving New or More Severe Impacts? | New Information Requiring New Analysis or Verification? |
|---|--|---|---|---|---|
| h) Result in a cumulatively considerable impact to fire protection services, police services, school services, library services, or parks? | LTS | Yes | No | No | No |

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

Discussion:

The proposed changes to the Safety and Resilience Element under the Modified Project would not have the potential to create an impact with respect to the CEQA criteria for evaluating potential impacts related to public services and recreation because there are no land use changes and no potential for future development associated with this update.

The proposed Modified Project would not increase the overall buildout numbers that were analyzed in the Certified EIR and would therefore not create new development potential or other growth inducing opportunities to result in additional impacts to public services, including fire protection, police protection, schools, and libraries. As determined in Chapter 4.15, *Public Services and Recreation*, of the Certified EIR population growth as a result of implementation of the proposed General Plan 2040 would not result in a public service deficiency or necessitate the construction of new emergency service facilities. As described in the Certified EIR, all potential future development would be required to comply with mandatory regulations and pay all applicable fees intended to fund City services in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection, police protection, schools, and libraries. Therefore, no new demands for fire, police, school, parks, and libraries would result from the proposed Modified Project from what was evaluated in the Certified EIR.

The proposed Modified Project is a policy-level project that does not change the overall buildout numbers that were analyzed in the Certified EIR and would not result in development outside of the study area of the Approved Project. The same General Plan policies from the Approved Project that would reduce or minimize the effects of future growth on parks and recreational facilities would still apply. The proposed changes would not create new development potential or other growth inducing opportunities to result in additional impacts to the existing recreational facilities. Accordingly, the proposed Modified Project would not result in a new impact or a substantial increase in magnitude of the existing impacts with respect to public services and recreation.

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3.16 TRANSPORTATION

| Would the Modified Project | Level of Impact in the General Plan 2040 EIR | Same or Reduced Impact as the General Plan 2040 EIR | Do the Proposed Changes Involve New or More Severe Impacts? | New Circumstances Involving New or More Severe Impacts? | New Information Requiring New Analysis or Verification? |
|--|--|---|---|---|---|
| a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities? | LTS | Yes | No | No | No |
| b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)? | SU | N/A | No | No | No |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | LTS | Yes | No | No | No |
| d) Result in inadequate emergency access? | LTS | Yes | No | No | No |
| e) Result in a cumulatively considerable impact to citywide VMT? | SU | Yes | No | No | No |

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

Discussion:

The proposed changes to the Safety and Resilience Element under the Modified Project would not have the potential to create an impact with respect to the CEQA criteria for evaluating potential impacts related to transportation because there are no land use changes and no potential for future development associated with this update.

The proposed Modified Project is a policy-level project that only affects infill sites that are currently intended for housing and mixed-use residential under the Approved Project, therefore regulations and policies pertaining to the circulation system of the city, including vehicle miles traveled (VMT), transit, bicycle, and pedestrian facilities would still apply as under the Approved Project. The proposed housing sites in the Modified Project have been accounted for in the Approved Project and as such the proposed Modified Project, like the Approved Project, would not result in inadequate emergency access or create a new inconsistency with CEQA Guidelines Section 15064.3 beyond what was evaluated in the Certified EIR. As with the Approved Project, potential future development under the proposed Modified Project would be required to comply with General Plan policies and programs described in the Certified EIR to ensure that no hazardous geometric design features (e.g., a sharp curve or dangerous intersection) would be

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included. Accordingly, the proposed Modified Project would not result in a new impact or a substantial increase in magnitude of the existing impacts with respect to transportation.

3.17 UTILITIES AND SERVICE SYSTEMS

| Would the Modified Project | Level of Impact in the General Plan 2040 EIR | Same or Reduced Impact as the General Plan 2040 EIR | Do the Proposed Changes Involve New or More Severe Impacts? | New Circumstances Involving New or More Severe Impacts? | New Information Requiring New Analysis or Verification? |
|---|--|---|---|---|---|
| a) Require or result in the construction of new water facilities or expansion of existing facilities, the construction of which would cause significant environmental effects? | LTS | Yes | No | No | No |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | LTS | Yes | No | No | No |
| c) Require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects? | LTS | Yes | No | No | No |
| d) Result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | LTS | Yes | No | No | No |
| e) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which would cause significant environmental effects? | LTS | Yes | No | No | No |
| f) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | LTS | Yes | No | No | No |
| e) Comply with federal, State, and local statutes and regulations related to solid waste? | LTS | Yes | No | No | No |

3. Environmental Analysis

| Would the Modified Project | Level of Impact in the General Plan 2040 EIR | Same or Reduced Impact as the General Plan 2040 EIR | Do the Proposed Changes Involve New or More Severe Impacts? | New Circumstances Involving New or More Severe Impacts? | New Information Requiring New Analysis or Verification? |
|---|--|---|---|---|---|
| f) Result in significant cumulative impacts related to water, wastewater, stormwater, or solid waste? | LTS | Yes | No | No | No |

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

Discussion:

The proposed changes to the Safety and Resilience Element under the Modified Project would not have the potential to create an impact with respect to the CEQA criteria for evaluating potential impacts related to utilities and service systems because there are no land use changes and no potential for future development associated with this update.

The proposed Housing Element (Modified Project) would not include any changes to land use designations that would have the potential to result in a new or greater impact related to utilities and service systems from those evaluated in the Certified EIR. As determined in Chapter 4.17, *Utilities and Service Systems*, of the Certified EIR, there are no existing infrastructure deficiencies identified in the EIR Study Area, and no future deficiencies are likely to occur as a result of the growth anticipated in the proposed General Plan 2040. As described in the Certified EIR, all potential future development would be required to comply with any required site-specific infrastructure improvements and to pay any project-specific impact fees. Because there is no new development potential beyond what was already analyzed by the Certified EIR, the proposed Modified Project would not require or result in construction or expansion of any public utilities beyond those required for the Approved Project. As with the Approved Project, potential future development under the proposed Modified Project would be required to comply with mandatory regulations such as the Marin Municipal Water District's Water Conservation Ordinance, Storm Water Pollution Prevention Plans, Zero Waste Marin program's Integrated Waste Management Program, the SRMC, and General Plan policies and programs to ensure there is adequate water supply, stormwater treatment facilities, and solid waste capacity. Because there is no increase in buildout potential from what was evaluated in the Certified EIR, demands on public utilities or other infrastructure would not change, and the conclusion of the Certified EIR would not change. Accordingly, the proposed Modified Project would not result in a new impact or a substantial increase in magnitude of the existing impacts with respect to utilities and service systems.

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3.18 WILDFIRE

| If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the Modified Project: | Level of Impact in the General Plan 2040 EIR | Same or Reduced Impact as the General Plan 2040 EIR | Do the Proposed Changes Involve New or More Severe Impacts? | New Circumstances Involving New or More Severe Impacts? | New Information Requiring New Analysis or Verification? |
|--|--|---|---|---|---|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | LTS | Yes | No | No | No |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | LTS | Yes | No | No | No |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | LTS | Yes | No | No | No |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | LTS | Yes | No | No | No |
| e) Result in a cumulatively considerable impact to wildfire impacts? | LTS | Yes | No | No | No |

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

Discussion:

The proposed changes to the Safety and Resilience Element under the Modified Project would not have the potential to create an impact with respect to the CEQA criteria for evaluating potential impacts related to wildfire because there are no land use changes and no potential for future development associated with this update.

As a policy-level project where all potential future housing contemplated would be infill housing where development currently exists and where housing was already contemplated in the Certified EIR no changes to the wildfire impact analysis would occur with implementation of the proposed Modified Project. All future development, regardless of the location, would be required to comply with adopted local, regional, and State plans and regulations addressing emergency response and evacuation. These regulations are also in place to ensure that proposed development would not—due to slope, prevailing

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winds, or vegetation—expose project occupants to pollutant concentrations from a wildfire or an uncontrolled spread of a wildfire. The proposed Modified Project is expected to have development occur in existing urban areas and would be concentrated on a limited number of vacant parcels and in the form of infill/intensification on sites already developed and/or underutilized and/or in close proximity to existing residential and residential-serving development, and would utilize existing infrastructure. Existing infrastructure in San Rafael, including roadways, emergency water sources, water infrastructure, power lines, and other utilities, are capable of accommodating the increase in development and population that was analyzed in the Certified EIR. As described in the Certified EIR, in the event that development is proposed downslope, the development proposal would have to comply with State and local regulations, such as the California Building Code and the SRMC building codes. The primary purpose of certain wildfire hazard policies, prevailing regulatory requirements, and the National Resource Conservation Service’s Emergency Watershed Protection program, is to minimize risks from downslope or downstream flooding or landslides as a result of postfire slope instability. As such, compliance with these policies and regulatory requirements would ensure impacts from postfire instability would remain low and not result in a new impact or a substantial increase in magnitude of the existing impacts above what was analyzed in the Certified EIR. Accordingly, the proposed Modified Project would not result in a new impact or a substantial increase in magnitude of the existing impacts with respect to wildfire.

4. List of Preparers

This Addendum was prepared by the following individuals from the City of San Rafael and PlaceWorks:

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4. List of Preparers

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