

7.0 REPORT PREPARATION

7.1 REPORT PREPARERS

7.1.1 City of San Rafael

1400 Fifth Avenue

San Rafael, CA 94901

Alicia Giudice, AICP, Community Development Director

Rafat Raie, Deputy Director of Public Works

Heather Hines, Consulting Planner

Olivia Ervin, Consulting Planner

Nira Doherty, City Attorney

Edward Shaffer, City Land Use Counsel

7.1.2 LSA Associates, Inc.

Prime Consultant

157 Park Place

Pt. Richmond, CA 94801

Theresa Wallace, AICP, Principal in Charge/Project Manager

Matthew Wiswell, AICP, Senior Planner

Ashley Honer, Environmental Planner

Lauren Peachey, Environmental Planner

Amy Fischer, Principal, Air Quality, GHG, and Energy Specialist

Jessica Coria, Associate, Air Quality, GHG, and Energy Specialist

Cara Cunningham, Associate, Air Quality, GHG, and Energy Specialist

John T. Stephens, Principal, Noise Specialist

Michael Hibma, Associate, Architectural Historian

Kerrie Collison, Associate, Archaeologist

Patty Linder, Graphics Manager

Matthew Phillips, Graphics Technician

Beverly Inloes, Document Management

Stephanie Powers, Document Management

7.1.3 Parisi Transportation Consulting, a Division of Parametrix

Transportation

800 Bancroft Way, Suite 203

Berkeley, CA 94710

David Parisi, Principal

Jimmy Jessup, Engineer III

Venera Mandanas, Engineer

7.1.4 Baseline Environmental Consulting

Geology, Soils, and Seismicity; Hazards and Hazardous Materials; and Hydrology and Water Quality

388 17th Street, Suite 230

Oakland, CA 94612

Cem Atabek, Senior Environmental Engineer

7.2 REFERENCES

- AECOM. 2016. San Francisco Bay Tidal Datums and Extreme Tides Study, Final Report. February.
- Amec Foster Wheeler. 2017. Passenger Elevator Jack Removal Assessment Summary, Sears Retail Store #1528, Northgate Mall, San Rafael, California. February 17.
- Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC). 2012. Jobs-Housing Connection Strategy. May.
- _____. 2018. Plan Bay Area Projections 2040. Website: <http://projections.planbayarea.org/> (accessed January 17, 2022).
- _____. 2021. Plan Bay Area 2050, A Vision for the Future. October 21. Website: https://www.planbayarea.org/sites/default/files/documents/Plan_Bay_Area_2050_October_2021.pdf (December 2023).
- Association of Bay Area Governments (ABAG). 2022. Final Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031. November.
- ATC Associates, Inc. 2008. Limited XRF Paint Sampling – Northgate Mall, 5800 Northgate Mall, San Rafael, CA. August 12.
- ATC/Diagnostic Environmental Inc. 1993. Environmental Site Assessment, Northgate Mall, San Rafael, California. August 12.
- Bay Area Air Quality Management District (BAAQMD). 2014a. Identifying Areas with Cumulative Impacts from Air Pollution in the San Francisco Bay Area Version 2. March. Website: www.baaqmd.gov/~media/Files/Planning%20and%20Research/CARE%20Program/Documents/ImpactCommunities_2_Methodology.aspx?la=en (accessed August 2023).
- _____. 2014b. Improving Air Quality & Health in Bay Area Communities, Community Air Risk Evaluation Program Retrospective & Path Forward (2004–2013). Website: https://www.baaqmd.gov/~media/Files/Planning%20and%20Research/CARE%20Program/Documents/CARE_Retrospective_April2014.aspx?la=en (accessed August 2023).
- _____. 2015. Source Inventory of Bay Area Greenhouse Gas Emissions. January.

- _____. 2017a. Air Quality Standards and Attainment Status. Website: <https://www.baaqmd.gov/about-air-quality/research-and-data/air-quality-standards-and-attainment-status#:~:text=Despite%20this%20EPA%20action%2C%20the,the%20national%2024%2Dhour%20PM2> (accessed December 2023).
- _____. 2017b. CEQA Air Quality Guidelines. May.
- _____. 2017c. Final 2017 Clean Air Plan. April 19. Website: www.baaqmd.gov/~media/files/planning-and-research/plans/2017-clean-air-plan/attachment-a_-proposed-final-cap-vol-1-pdf.pdf?la=en (accessed August 2023).
- _____. 2022. Justification Report: CEQA Thresholds for Evaluating the Significance of Climate Impacts From Land Use Projects and Plans. April.
- _____. 2023a. 2022 California Environmental Quality Act Air Quality Guidelines. April.
- _____. 2023b. 2022 CEQA Guidelines. Website: <https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines> (accessed August 2023).
- _____. 2023c. Marin County. Website: <https://www.baaqmd.gov/about-the-air-district/in-your-community/marin-county> (accessed August 2023).
- Bay Area Census. n.d. City of San Rafael, Marin County. Website: <http://www.bayareacensus.ca.gov/cities/SanRafael.htm> (accessed January 17, 2022).
- Bay Area Stormwater Management Agencies Association (BASMAA). 2019. Design Guidance for Stormwater Treatment and Control for Projects in Marin, Sonoma, Napa, and Solano Counties. January.
- Borrero, J., L. Dengler, B. Uslu, and C. Synolakis. 2006. Numerical Modeling of Tsunami Effects at Marine Oil Terminals in San Francisco Bay, June 8. Report prepared for the Marine Facilities Division of the California State Lands Commission.
- Bureau Veritas North America, Inc. 2009. Phase I Environmental Site Assessment, Mervyn's Department Store, 5010 Northgate Mall, The Mall at Northgate, San Rafael, California. January 5.
- California Air Resources Board (CARB) and California Air Pollution Control Officers Association (CAPCOA). 2015. Risk Management Guidance for Stationary Sources of Air Toxics. July 23. Website: <https://ww2.arb.ca.gov/sites/default/files/classic/toxics/rma/rmgssat.pdf> (accessed August 2023).
- California Air Resources Board (CARB). 2000a. Diesel Risk Reduction Plan. September.

-
- _____. 2000b. Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles. October. Prepared by the Stationary Source Division and Mobile Source Control Division. Website: <https://ww2.arb.ca.gov/sites/default/files/classic/diesel/documents/rrpfinal.pdf> (accessed August 2023).
- _____. 2014. Cap-and-Trade Program. Website: www.arb.ca.gov/cc/capandtrade/capandtrade.htm (accessed August 2023).
- _____. 2016. Ambient Air Quality Standards. May 4. Website: <https://ww2.arb.ca.gov/sites/default/files/2020-07/aaqs2.pdf> (accessed December 2023).
- _____. 2017a. California's 2017 Climate Change Scoping Plan. November.
- _____. 2017b. Second Update to the Climate Change Scoping Plan: Building on the Framework. Website: www.arb.ca.gov/our-work/programs/ab-32-climate-change-scoping-plan/2017-scoping-plan-documents (accessed August 2023).
- _____. 2018. SB 375 Regional Greenhouse Gas Emissions Reduction Targets. Website: https://ww2.arb.ca.gov/sites/default/files/2020-06/SB375_Final_Targets_2018.pdf (accessed December 2023).
- _____. 2020. Inhalable Particulate Matter and Health (PM2.5 and PM10). Website: ww2.arb.ca.gov/resources/inhalable-particulate-matter-and-health (accessed August 2023).
- _____. 2021a. California Greenhouse Gas Emissions for 2000 to 2019, Trends of Emissions and Other Indicators Report. July 28. Website: https://ww3.arb.ca.gov/cc/inventory/pubs/reports/2000_2019/ghg_inventory_trends_00-19.pdf (accessed August 2023).
- _____. 2021b. GHGs Descriptions & Sources in California. Website: ww2.arb.ca.gov/ghg-descriptions-sources (accessed August 2023).
- _____. 2022a. 2022 Scoping Plan for Achieving Carbon Neutrality. November 16. Website: <https://ww2.arb.ca.gov/sites/default/files/2022-12/2022-sp.pdf> (accessed August 2023).
- _____. 2022b. California Greenhouse Gas 2000-2020 Emissions Trends and Indicators Report. Website: <https://ww2.arb.ca.gov/ghg-inventory-data> (accessed August 2023).
- _____. 2022c. IADAM: Air Quality Data Statistics. Website: <https://www.arb.ca.gov/adam/index.html> (accessed December 2023).
- _____. 2023. Common Air Pollutants. Website: <https://ww2.arb.ca.gov/resources/common-air-pollutants> (accessed December 2023).
- California Department of Conservation (DOC). 2022. Division of Land Use Resource Protection. California Important Farmland Finder. Website: maps.conservation.ca.gov/dlrp/ciff (accessed October 2023).
-

California Department of Education. 2023. California Schools Directory. Website:
<https://www.cde.ca.gov/schooldirectory> (accessed April 4, 2023).

California Department of Finance. n.d. E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2023. Website: <https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2023/> (accessed August 2023).

California Department of Forestry and Fire Protection (CAL FIRE). 2023. Marin County State Responsibility Area Fire Hazard Severity Zones. June 15.

California Department of Resources Recycling and Recovery (CalRecycle). n.d.-a. SWIS Facility/Site Activity Details: Marin Sanitary Service Transfer Station (21-AA-0005). Website: <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/3059?siteID=1731> (accessed January 17, 2022).

_____. n.d.-b. SWIS Facility/Site Activity Details: Potrero Hills Landfill (48-AA-0075). Website: <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1194?siteID=3591> (accessed January 17, 2022).

_____. n.d.-c. SWIS Facility/Site Activity Details: Redwood Landfill (21-AA-0001). Website: <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/3054?siteID=1727> (accessed January 17, 2022).

California Department of Transportation (Caltrans). 2020. VMT-Focused Transportation Impact Study Guide. May 20.

_____. 2023. California State Scenic Highways. Website: <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways> (accessed March 2023).

California Department of Water Resources (DWR). 2004. California Groundwater Bulletin 118, San Francisco Bay Hydrologic Region, Novato Valley Groundwater Basin. February 27.

_____. 2020. Sustainable Groundwater Management Act, 2019 Basin Prioritization. May.

_____. n.d.-a. Groundwater Basin Boundary Assessment Tool. Website: <https://gis.water.ca.gov/app/bbat/> (accessed April 6).

_____. n.d.-b. SGMA Basin Prioritization Dashboard. Website: <https://gis.water.ca.gov/app/bp-dashboard/final/> (accessed April 6).

California Energy Commission (CEC). 2021. Supply and Demand of Natural Gas in California. Website: <https://www.energy.ca.gov/data-reports/energy-almanac/californias-natural-gas-market/supply-and-demand-natural-gas-california> (accessed August 2023).

- _____. 2022a. 2021 Total System Electric Generation. Website: <https://www.energy.ca.gov/data-reports/energy-almanac/california-electricity-data/2021-total-system-electric-generation> (accessed August 2023).
- _____. 2022b. Electricity Consumption by County and Entity. Website: <http://www.ecdms.energy.ca.gov/elecbycounty.aspx> and <http://www.ecdms.energy.ca.gov/elecbyutil.aspx> (accessed August 2023).
- _____. 2022c. Gas Consumption by County and Entity. Website: <http://www.ecdms.energy.ca.gov/gasbycounty.aspx> and <http://www.ecdms.energy.ca.gov/gasbyutil.aspx> (accessed August 2023).
- _____. 2022d. Gas Consumption by Entity. Website: <http://www.ecdms.energy.ca.gov/gasbyutil.aspx> (accessed August 2023).
- _____. 2023. 2023 Integrated Energy Policy Report. California Energy Commission. Docket Number: 23-IEPR-01.

California Environmental Protection Agency (CalEPA) and California Air Resources Board (CARB). 2005. Air Quality and Land Use Handbook: A Community Health Perspective. April. Website: <https://www.aqmd.gov/docs/default-source/ceqa/handbook/california-air-resources-board-air-quality-and-land-use-handbook-a-community-health-perspective.pdf> (accessed August 2023).

California Environmental Protection Agency (CalEPA). 2006. Climate Action Team Report to Governor Schwarzenegger and the Legislature. March.

- _____. 2023. Cortese List Data Resources. Website: <https://calepa.ca.gov/sitecleanup/corteselist/>, accessed April 12, 2023.

California Geological Survey (CGS). 2002a. California Geomorphic Provinces, Note 36.

- _____. 2002b. How Earthquakes and Their Effects are Measured, Note 32.

_____. 2018. Special Publication 42, Earthquake Fault Zones, A Guide for Government Agencies, Property Owners/Developers, and Geoscience Practitioners for Assessing Fault Rupture Hazards In California.

- _____. 2022. Tsunami Hazard Area Map, County of Marin. October 7.

- _____. 2023. Earthquake Zones of Required Investigation. Website: <https://maps.conservation.ca.gov/cgs/EQZApp/app/> (accessed March 8, 2023).

California Ocean Protection Council (OPC). 2018. State of California Sea-Level Rise Guidance, 2018 Update.

California Office of Historic Preservation. n.d. California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison. California Office of Historic Preservation, Sacramento.

California Public Utilities Commission (CPUC). 2019. Renewables Portfolio Standard (RPS) Program. Website: <https://www.cpuc.ca.gov/rps> (accessed August 2023).

California Restaurant Association v. City of Berkeley. 547 F. Supp. 3d 878, 891 (N.D. Cal. 2021).

California Supreme Court. 2015. *California Building Industry Association v. Bay Area Air Quality Management District*, 62 Cal.4th 369, Case No. S213478. December.

City of San Rafael Fire Department. n.d.-a. Fire Department History. Website: <https://www.cityofsanrafael.org/fire-department-history/> (accessed January 17, 2022).

_____. n.d.-b. Fire Prevention & Inspection. Website: <https://www.cityofsanrafael.org/fire-prevention-inspection/> (accessed January 17, 2022).

_____. n.d.-c. Household Hazardous Waste. Website: <https://www.cityofsanrafael.org/household-hazardous-waste/> (accessed January 17, 2022).

City of San Rafael Municipal Code. Section 8.13.040.

City of San Rafael Police Department. 2019. San Rafael Police Department Policy Manual.

City of San Rafael. 2009. San Rafael Airport Recreational Facility, Draft Environmental Impact Report. SCH No. 2006012125. March.

_____. 2011. Bicycle/Pedestrian Master Plan Update. April 4.

_____. 2015. City of San Rafael 2015-2023 Housing Element.

_____. 2016. Development Impact Fees. November 19. Website: <https://www.cityofsanrafael.org/documents/development-fees/> (accessed March 9, 2023).

_____. 2017. San Rafael Local Hazard Mitigation Plan. Adopted November 20, 2017.

_____. 2019a. Climate Change Action Plan 2030. May. Website: <https://www.cityofsanrafael.org/climate-change-action-plan/> (accessed August 2023).

_____. 2019b. San Rafael General Plan 2040 Background Report, Parks and Recreation Existing Conditions. December. Website: <https://www.cityofsanrafael.org/gp-2040-document-library/> (accessed August 2023).

_____. 2020. Community Services Background Report. February. Website: <https://www.cityofsanrafael.org/gp-2040-document-library/> (accessed August 2023).

-
- _____. 2021a. City of San Rafael Transportation Analysis Guidelines. June.
- _____. 2021b. Community Greenhouse Gas Emissions Inventory for the Year 2019. May. Website: https://docs.google.com/viewerng/viewer?url=https://storage.googleapis.com/proudcity/sanrafaelca/uploads/2021/05/San-Rafael-2019-GHG-Inventory-Report_final.pdf (accessed August 2023).
- _____. 2021c. San Rafael General Plan 2040. August. Website: <https://www.cityofsanrafael.org/gp-2040-document-library/> (accessed August 2023).
- _____. 2021d. San Rafael General Plan 2040 & Downtown Precise Plan Draft EIR. January.
- _____. 2021e. San Rafael Municipal Code. February 16.
- _____. 2023. City of San Rafael 2023-2031 Housing Element. June 7.
- Cortright & Seibold. 1991. Airport Land Use Plan, Marin County Airport Gness Field. June 10.
- Department of Toxic Substances Control (DTSC). 2006. Interim Guidance Evaluation of School Sites with Potential Soil Contamination as a Result of Lead from Lead-Based Paint, Organochlorine Pesticides from Termiticides, and Polychlorinated Biphenyls from Electrical Transformers. June 9 (Revised).
- Dominican University of California. n.d. About. Website: <https://www.dominican.edu/about> (accessed January 17, 2022).
- Dudek. 2021. Archaeological Resources Inventory Report for the Northgate Town Square Project, City of San Rafael, California. November 24.
- _____. 2022a. Archaeological Resources Inventory Report for the Northgate Town Square Project, City of San Rafael, California. February 7.
- _____. 2022b. Final Built Environment Inventory and Evaluation Report, Northgate Town Square Project, San Rafael, California. September.
- _____. 2022c. Results of the Biological Resources Assessment Conducted for the Northgate Town Square Project, City of San Rafael, Marin County, California. May 25.
- _____. 2023a. Northgate Town Square Project, Air Quality and Greenhouse Gas Emissions Technical Report. August.
- _____. 2023b. Northgate Town Square Project, Energy Analysis. August.
- _____. 2023c. Northgate Town Square Project, Noise and Vibration Technical Report. December.
- Economic & Planning Systems, Inc. 2022. Household Size Analysis for the Northgate Town Square Project. September.

- EKI Environment & Water, Inc. 2021. 2020 Urban Water Management Plan for Marin Municipal Water District. June.
- _____. 2022. Water Supply Assessment for Northgate Town Square, Marin Municipal Water District. November.
- Federal Emergency Management Agency (FEMA). n.d. National Flood Hazard Layer (NFHL) Viewer, Map No. 06041C0293E, effective March 16, 2016. Website: <https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd> (accessed April 6).
- Federal Highway Administration (FHWA). 2015. Guidelines for the Visual Impact Assessment of Highway Projects. January.
- Federal Transit Administration (FTA). 2018. Transit Noise and Vibration Impact Assessment Manual
- Fluor Daniel GTI. 1996. Dispenser Island and Product Line Removal Report, Sears Store 1528, 9000 Northgate Mall, San Rafael, California. July 1.
- Governor's Office of Planning and Research (OPR). 2016. Revised Proposal on Updates to the CEQA Guidelines on Evaluating Transportation Impacts in CEQA, Implementing Senate Bill 743 (Steinberg 2013). January 20.
- _____. 2018. Technical Advisory on Evaluating Transportation Impacts in CEQA. December. Website: https://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf (accessed February 7, 2019).
- Graymar et al. 2006. Geologic Map of the San Francisco Bay Region.
- Harris, Cyril. 1998. Handbook of Acoustical Measurements and Noise Control
- Intergovernmental Panel on Climate Change (IPCC). 2007. Climate Change 2007: The Physical Science Basis, Summary for Policymakers. February.
- International Code Council (ICC). 2019. Website: <https://codes.iccsafe.org/content/chapter/15426/> (accessed January 25, 2022).
- Langan Engineering and Environmental Services, Inc. 2021. Updated Geotechnical Investigation, Northgate Town Square, San Rafael, California. December 22.
- Las Gallinas Valley Sanitary District (LGVSD). 2023. Ordinance Code. Website: <https://www.lgvsd.org/document-library/ordinance-code/> (accessed April 24).
- _____. n.d.-a. About Us. Website: <https://www.lgvsd.org/about-us/> (accessed January 17, 2022).
- _____. n.d.-b. Our Service Area. Website: <http://www.lgvsd.org/about-us/our-service-area/> (accessed January 17, 2022).

- Legislative Analyst's Office (LAO). 2022. Climate Change Impacts Across California. April.
- LSA Associates, Inc. 2022a. Peer Review of an Archaeological Resources Inventory Report prepared by Dudek for the Northgate Town Square Project in San Rafael, Marin County, California (LSA Project No. CSR2001.03). January 19.
- _____. 2022b. Peer Review of the March 2022 Built Environment Inventory and Evaluation Report, Northgate Town Square Project, San Rafael, Marin County, California (LSA Project No. CSR2001.03). April 14.
- _____. 2023a. Built Environment Inventory and Evaluation Report Response Northgate Town Square Project, San Rafael, Marin County, California (LSA Project No. CSR2001.03). April 19.
- _____. 2023b. Peer Review of the Northgate Town Square Project, Air Quality and Greenhouse Gas Emissions Technical Report and Energy Analysis Memorandum. March.
- _____. 2023c. Peer Review of the Northgate Town Square Project, Noise and Vibration Technical Report. October.
- Marin County Sheriff's Office of Emergency Services (OES). 2012. Marin County Operational Area Emergency Recovery Plan (ERP). November.
- Marin County Sheriff's Office of Emergency Services (OES). 2014. Marin Operational Area Emergency Operations Plan. October.
- _____. 2018. Marin County Multi-Jurisdictional Local Hazard Mitigation Plan (MCM LHMP).
- Marin Sanitary Service. n.d. About Marin Sanitary Service. Website: <https://marinsanitaryservice.com/support/about-us/> (accessed January 17, 2022).
- Marin Water. 2019. 2019 Annual Water Quality Report.
- _____. 2021. 2020 Urban Water Management Plan. May.
- _____. 2022a. Review and Refer for Board Approval, Water Supply Assessment for Proposed Northgate Town Square Redevelopment. November 18.
- _____. 2022b. Water Supply Assessment for Northgate Town Square. November.
- _____. 2023a. Marin, California Municipal Water District Code, Title 11, Water Service Rules and Regulations. May.
- _____. 2023b. Water Shortage Contingency Plan. February.
- _____. n.d.-a. Desalination. Website: <https://www.marinwater.org/desalination> (accessed August 4, 2023).

- _____. n.d.-b. Intertie Project. Website: <https://www.marinwater.org/Intertie> (accessed August 4, 2023).
- _____. n.d.-c. Mission and History. Website: <https://www.marinwater.org/mission-and-history> (accessed January 17, 2022).
- _____. n.d.-d. Water Quality. Website: <https://www.marinwater.org/water-quality> (accessed January 17, 2022).
- _____. n.d.-e. Water Supply Projects. Website: <https://www.marinwater.org/WaterSupplyProjects> (accessed January 17, 2022).
- _____. n.d.-f. Winter Water from Sonoma County Water Agency. Website: <https://www.marinwater.org/SonomaWaterProject#:~:text=Overview,of%20water%20received%20from%20Sonoma> (accessed August 4, 2023).
- _____. n.d.-g. Your Water. Website: <https://www.marinwater.org/your-water> (accessed January 17, 2022).
- Merlone Geier Partners, LLC. 2022a. City of San Rafael General Planning Application for the Northgate Town Square Project. June 11. Updated May 2023.
- _____. 2022b. Northgate Town Square, Redevelopment Plan, Resubmittal Application. March 9.
- _____. 2023. Email correspondence between Barron Caronite of Merlone Geier Partners and Jeff Ballantine of the City of San Rafael. May 4.
- Miller Creek Elementary School District. 2022. Re: Development Impacts in Our Community. Written communication with Merlone Geier Partners and the City of San Rafael. March 21.
- _____. 2023. Enrollment. Website: <https://www.millercreeksd.org/departments/enrollment/index> (accessed August 2023).
- National Park Service (NPS). 1997. National Register Bulletin: How to Apply the National Register Criteria for Evaluation. United States Department of the Interior, Washington, D.C.
- National Research Council of the National Academies (NRC). 2012. Sea-Level Rise for the Coasts of California, Oregon, and Washington: Past, Present, and Future, Chapter 4.
- Norris, Robert M., and Robert W. Webb. 1976. Geology of California, 2nd Edition. J. Wiley & Sons, Inc.
- Parametrix. 2023. Signal Warrant Analysis Results for the Northgate Town Square Project. October 3.
- Placeworks. 2021. San Rafael General Plan 2040 & Downtown Precise Plan Draft EIR. January 7.

- Port of Oakland. 2016. 2016 Oakland International Airport Master Plan.
- Propper, Ralph, et al. 2015. Ambient and Emission Trends of Toxic Air Contaminants in California. American Chemical Society: Environmental Science & Technology. Website: pubs.acs.org/doi/full/10.1021/acs.est.5b02766 (accessed August 2023).
- Regional Water Quality Control Board (RWQCB). 2019. Environmental Screening Levels. January.
- _____. 2020. Email correspondence dated June 19, 2020. Website: https://documents.geotracker.waterboards.ca.gov/regulators/deliverable_documents/6645978629/New%20Information%20Email%2006192020.pdf (accessed April 4).
- RGA Environmental. 2008. Hazardous Materials Survey, The Mall at Northgate, San Rafael, California. March 13.
- Rominger v. County of Colusa* (2014) 226 Cal. App. 4th 690.
- Roux Associates, Inc. 2021. Phase I Environmental Site Assessment (ESA), Northgate Mall, 5800 Northgate Drive, San Rafael, California. November 8.
- San Francisco Bay Conservation and Development Commission (BCDC). 2011. Living with a Rising Bay: Vulnerability and Adaptation in San Francisco Bay and on its Shoreline. October 6.
- _____. 2023. Adapting to Rising Tides (ART) Bay Area Sea Level Rise and Shoreline Analysis Maps. Website: <http://www.adaptingtorisingtides.org/project/regional-sea-level-rise-mapping-and-shoreline-analysis/> (accessed April 27).
- San Francisco Bay Regional Water Quality Control Board. 2019. Order No. R2-2017-0048, NPDES Permit No. CAG912002, General Waste Discharge Requirements for Discharge or Reclamation of Extracted and Treated Groundwater Resulting from the Cleanup of Groundwater Polluted by Volatile Organic Compounds (VOCs), Fuel Leaks, Fuel Additives, and Other Related Wastes (VOC and Fuel General Permit). Effective January 1, 2019.
- _____. 2020. Water Board Staff Concurrence with the Closure Request Report, File No. 21S0068. October 20.
- _____. n.d. Water Quality Control Plan (Basin Plan) for the San Francisco Bay Basin, amendments adopted up through March 7, 2023. Website: https://www.waterboards.ca.gov/sanfranciscobay/basin_planning.html#basinplan (accessed April 25, 2023).
- San Francisco International Airport (SFIA). 2015. 14 CFR Part 150 Noise Exposure Map Report, Exhibit 5-1. August.
- San Rafael Firefighter's Association, IAFF Local 1775. n.d. Find Your Fire Stations. Website: <https://www.sanrafaelfirefighters.net/about-us/find-your-fire-stations/> (accessed January 17, 2022).

- San Rafael Police Department. 2022. Crime Prevention Through Environmental Design Site Review, Northgate Town Square Project Redevelopment Plan. September 23.
- Sigma Engineering, Inc. 2009. Phase II Environmental Site Assessment Recommendations, Sears Automotive Center, Northgate Mall, 9000 Northgate Mall, San Rafael, CA. October 20.
- Society of Vertebrate Paleontology (SVP). 2010. Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources.
- Sonoma Water. 2021. Groundwater Sustainability Plan, Santa Rosa Plain Groundwater Subbasin. December.
- Southern California Edison (SCE). 2022. 2019 Reach Code Cost-Effectiveness Analysis. Full Service and Quick-Service Restaurants. February.
- State Water Resources Control Board (SWRCB) Division of Water Quality. 2009. Construction General Permit Fact Sheet. 2009-0009-DWQ amended by 2010-0014-DWQ & 2012-0006-DWQ.
- _____. 2018a. Final 2018 California Integrated Report (Clean Water Act Section 303(d) List/305(b) Report). Website: <https://gispublic.waterboards.ca.gov/portal/apps/webappviewer/index.html?id=e2def63ccef54eedbee4ad726ab1552c> (accessed March 15, 2022).
- _____. 2018b. Water Quality (WQ) Order 2013-0001-DWQ NPDES No. CAS000004 as Amended by Order WQ 2015-0133-EXEC, Order WQ 2016-0069-EXEC, WQ Order 2017-XXXX-DWQ, Order WQ 2018-0001-EXEC, and Order WQ 2018-0007-EXEC.
- _____. n.d.-a. GeoTracker Database. Website: <https://geotracker.waterboards.ca.gov/> (accessed March 29, 2023).
- _____. n.d.-b. GeoTracker Webpage for Sears Retail Store #1528. Website: https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000014929 (accessed April 4).
- TÖR Environmental, Inc. 2017. Limited Phase II Soil, Soil Gas, and Groundwater Assessment, Sears at Northgate Mall, 9000 Northgate Drive, San Rafael, California. August 22.
- United Nations Framework Convention on Climate Change (UNFCCC). 2023. GHG Data from UNFCCC. Website: unfccc.int/process-and-meetings/transparency-and-reporting/greenhouse-gas-data/ghg-data-unfccc/ghg-data-from-unfccc (accessed August 2023).
- United States Census Bureau. 2010. QuickFacts San Rafael City, California. Website: <https://www.census.gov/quickfacts/fact/table/sanrafaelcitycalifornia,US/LND110210> (accessed February 12, 2023).

-
- _____. 2022. QuickFacts. San Rafael city, California. December 22. Website: <https://www.census.gov/quickfacts/fact/table/sanrafaelcitycalifornia/PST045222> (accessed August 2023).
- _____. n.d. QuickFacts, San Rafael city, California. Website: <https://www.census.gov/quickfacts/sanrafaelcitycalifornia> (accessed January 17, 2022).
- United States Department of Housing and Urban Development (HUD). n.d. 2022 Fair Market Rent Documentation System. Website: https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2022_code/2022summary.odn.
- United States Department of the Interior National Park Service (NPS). 1990. Bulletin 15: How to Apply the National Register Criteria for Evaluation.
- United States Department of Transportation (DOT). Table 4-23: Average Fuel Efficiency of U.S. Light Duty Vehicles. Website: <https://www.bts.gov/content/average-fuel-efficiency-us-light-duty-vehicles> (accessed August 2023).
- United States Energy Information Administration (EIA). 2021. California State Profile and Energy Estimates. Table F3: Motor gasoline consumption, price, and expenditure estimates, 2021. Website: eia.gov/state/seds/data.php?incfile=/state/seds/sep_fuel/html/fuel_mg.html&sid=CA (accessed August 2023).
- United States Environmental Protection Agency (EPA). 2012. "2017 and Later Model Year Light-Duty Vehicle Greenhouse Gas Emissions and Corporate Average Fuel Economy Standards," 77 Federal Register 199, pp. 62624-63200.
- _____. 2015a. PCBs in Building Materials – Questions & Answers. July 28. Website: https://www.epa.gov/sites/production/files/2016-03/documents/pcbs_in_building_materials_questions_and_answers.pdf (accessed April 6, 2023).
- _____. 2015b. Practical Actions for Reducing Exposure to PCBs in Schools and Other Buildings, Guidance for School Administrators and Other Building Owners and Managers. July 28. Website: https://www.epa.gov/sites/production/files/2016-03/documents/practical_actions_for_reducing_exposure_to_pcb_in_schools_and_other_buildings.pdf (accessed April 6, 2023).
- _____. 2017a. Black Carbon, Basic Information. February 14, 2017. Website: 19january2017snapshot.epa.gov/www3/airquality/blackcarbon/basic.html (accessed August 2023).
- _____. 2017b. Criteria Air Pollutants. October. Website: <https://www.epa.gov/criteria-air-pollutants> (accessed August 2023).
-

- _____. 2017c. Preliminary Information on Manufacturing, Processing, Distribution, Use, and Disposal: Asbestos. February. Website: <https://www.epa.gov/sites/production/files/2017-02/documents/asbestos.pdf> (accessed April 6, 2023).
- _____. 2020. Air Quality and Climate Change Research. Website: <https://www.epa.gov/air-research/air-quality-and-climate-change-research> (accessed August 2023).
- _____. 2023a. Asbestos Ban and Phase-Out Federal Register Notices. Website: <https://www.epa.gov/asbestos/asbestos-ban-and-phase-out-federal-register-notices> (accessed April 6, 2023).
- _____. 2023b. Inventory of U.S. Greenhouse Gas Emissions and Sinks: 1990-2021. Website: <https://www.epa.gov/ghgemissions/inventory-us-greenhouse-gas-emissions-and-sinks-1990-2021> (accessed August 2023).
- _____. 2023c. Outdoor Air Quality Data. Website: <https://www.epa.gov/outdoor-air-quality-data/monitor-values-report> (accessed December 2023).
- United States Geological Survey (USGS). 2016. Earthquake Outlook for the San Francisco Bay Region 2014–2043, USGS Fact Sheet 2016-3020, revised August.
- _____. 2022. TopoBuilder. Website: <https://topobuilder.nationalmap.gov/> (accessed July 2023).
- University of California Museum of Paleontology. 2023. Collections Database, Locality Search. Website: <https://ucmpdb.berkeley.edu/loc.html> (accessed March 15, 2023).
- World Health Organization (WHO). 1999. Guidelines for Community Noise.
- W-Trans. 2023a. Transportation Impact Study for the Northgate Town Square Project. February 14.
- _____. 2023b. Transportation Operations Study for the Northgate Town Square Project. February 14.

This page intentionally left blank