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To: Sean Kennings, LAK Associates, LLC

From: Joe Drennan

Date: May 17, 2017

RE: Kaiser Permanente 1650 Los Gamos Drive Project, San Rafael, California – Biological Resources CEQA Review

Garcia and Associates (GANDA) was contracted to prepare the Biological Resources section of the CEQA Initial Studies Checklist for the Kaiser Permanente 1650 Los Gamos Project. The project is located at 1650 Los Gamos Drive in San Rafael, California (Figure 1) and consists of three components:

- The addition of medical office as an allowed use for an existing, approximately 148,000-gross square foot office building, located at 1650 Los Gamos Drive in San Rafael, to allow it to be reused as a medical office building (“MOB”).
- The construction of an up-to 511-space parking structure on the existing surface parking lot located to the west of 1650 Los Gamos Drive that will primarily serve the Kaiser Permanente employees working at the MOB (“Parking Structure”).
- Continued use of the existing 42 parking spaces located adjacent to 1650 Los Gamos Drive, on the 1600 Los Gamos Drive property. Kaiser Permanente has legal access to the use of these parking spaces through an easement and is not proposing any changes to the parking spaces.

Existing Conditions

The site consists of two parcels totaling approximately 11.1 acres separated by Los Gamos Drive, in addition to 42 existing parking spaces located on the adjacent property at 1600 Los Gamos Drive.

The 4.1-acre eastern parcel is fully developed with an office building, surface parking lots and landscaped areas. The 7.0-acre western parcel is partially developed with surface parking lot, sidewalks and landscaped areas. The undeveloped areas of this parcel include hillsides with slopes up to 50%. Vegetation on the slopes consists of oak woodland with some open grassland patches. Dense riparian vegetation occurs along an unnamed creek that runs along the northeast edge of the property. This is an intermittent creek that drains to Gallinas Creek on the east side of Highway 101, which drains to San Pablo Bay.

Biological Resources Initial Study

a) *Would the project 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?*

No impact. The project area has been previously developed with buildings and parking lots and does not support any special status species or sensitive habitats.

Background research included queries of the California Natural Diversity Database (CNDDDB; Figure 2); the United States Fish and Wildlife Service (USFWS) Information, Planning, and Conservation System (IPaC); and the California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants. Although several special status species were identified during this search, no occurrences were located on the property and no suitable habitat was identified that could support any of these species or sensitive habitat types.

b.) *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?*

No impact. The project footprint lacks riparian and wetland habitat and does not support any other sensitive natural communities. The northeastern boundary of the project area has an unnamed intermittent tributary to Gallinas Creek; however, no work is proposed that would modify or impact this channel. The project site of both buildings and parking lots are serviced by an existing stormwater drainage system managed by the City of San Rafael.

The City of San Rafael General Plan 2020 requires that new projects maintain a minimum 50-foot development-free setback from wetlands, including, but not limited to, paving or structures. The parking structure would be set back approximately 120 feet from the intermittent tributary to Gallinas Creek.

c.) *Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

No impact. The project footprint lacks riparian and wetland habitat. The northeastern boundary of the project area has an unnamed intermittent tributary to Gallinas Creek; however, no work is proposed that would modify or impact this channel. The County of Marin has a Stream Conservation Area Ordinance that requires setbacks for developments; however, this ordinance only applies within unincorporated lands within Marin County and does not apply within the City of San Rafael.

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?

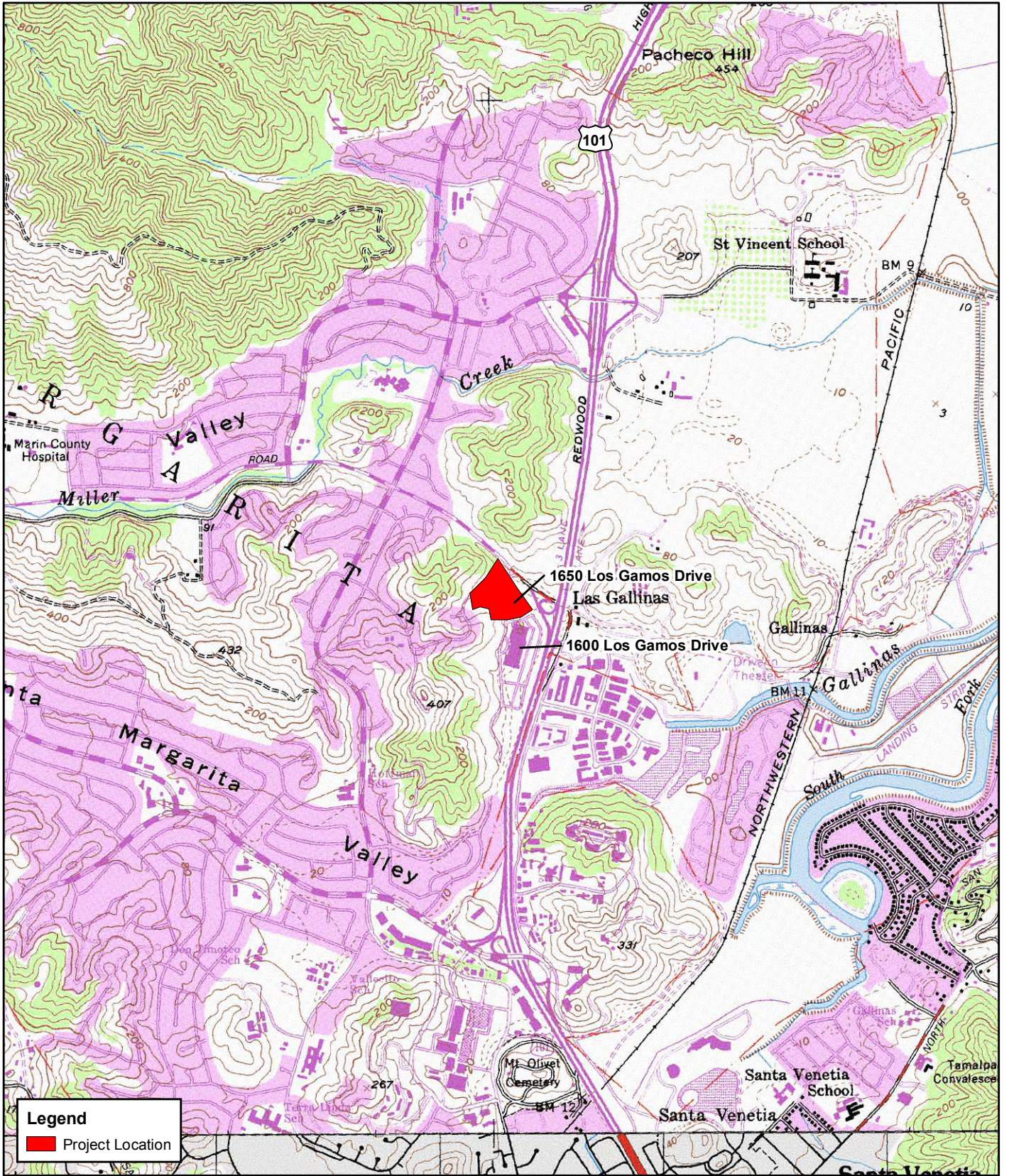
Less than significant with mitigation. The northeastern boundary of the project area has an unnamed intermittent tributary to Gallinas Creek; however, no work is proposed that would modify or impact this channel. Due to the intermittent nature of this channel it is not likely to support any native resident fish species. Because the project site is currently developed and the proposed new development is within this developed footprint, no interference with any migratory wildlife corridors or native wildlife nursery sites will occur. However, the project area including the landscaped ornamental vegetation and the existing building structure may support nesting birds and roosting bats. To mitigate impacts to these species, a preconstruction nesting bird and bat survey shall be conducted. If any active bird nests are identified, a no work buffer shall be established to prevent take of these nests. Vegetation removal and trimming will be conducted outside the nesting bird season, February 1 to August 31.

e.) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No impact. The project will trim and/or remove a limited number of existing ornamental vegetation including trees; however, none of these trees qualifies as a “Protected Tree” or “Heritage Tree” under the County of Marin Native Tree Protection and Preservation ordinance. Further this ordinance only applies within unincorporated lands within Marin County and not within the City of San Rafael. The City of San Rafael General Plan 2020 provides a goal to plant new trees and retain existing trees to maximize energy conservation and carbon sequestration benefits; however, this is a discretionary measure.

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?

No impact. There are no Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local plans for developments within the City of San Rafael. The City of San Rafael has design guidelines for Residential and Non-Residential developments; however, these are discretionary and it is assumed this project will meet or exceed these guidelines.



USGS 7.5' Quad:
NOVATO (1980)

Legal Description:
T2N, R6W Section 8



Figure 1. Project Location Map
1650 Los Gamos
Kaiser Medical Office Project

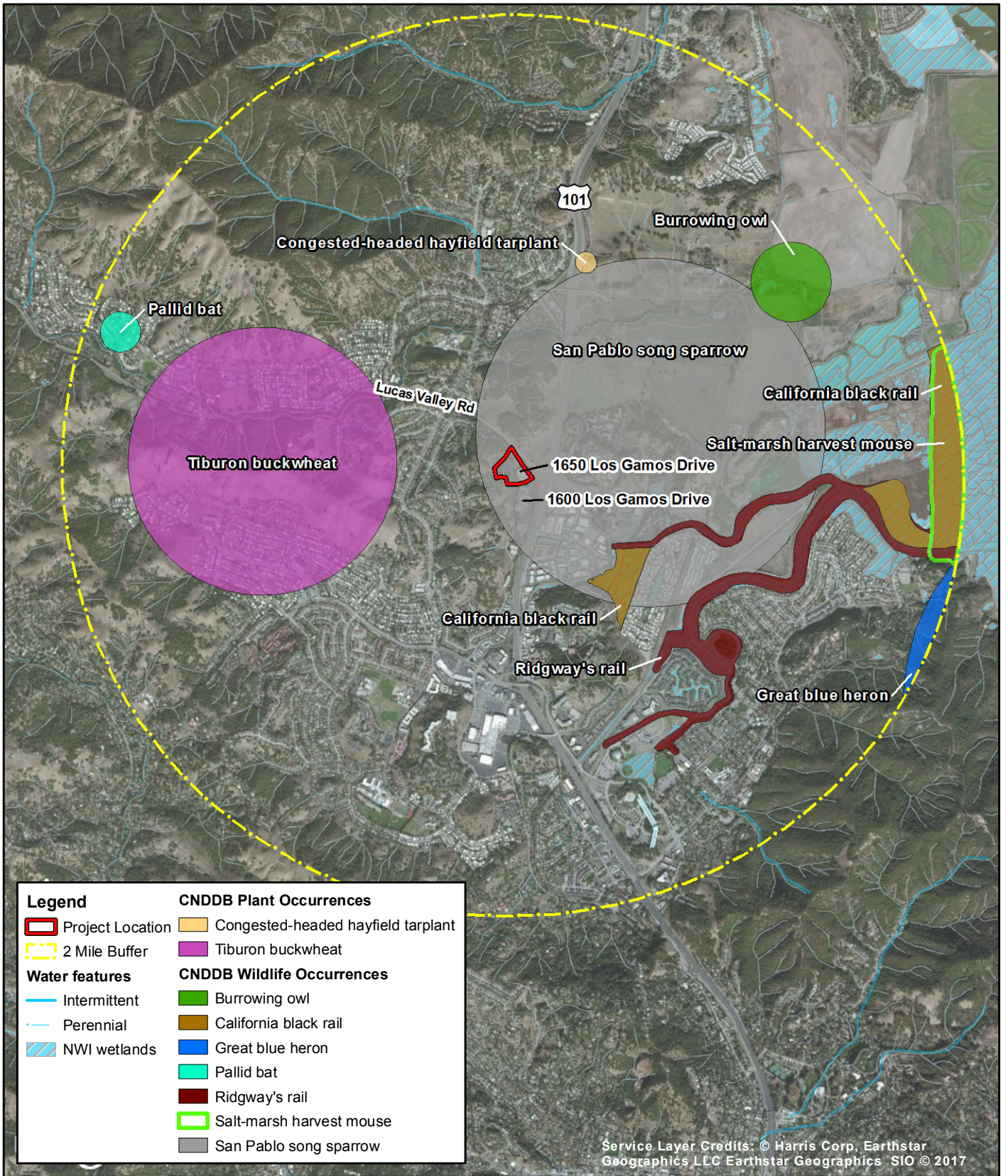
San Rafael, CA

0 1,000 2,000
0 300 600

Feet
Meters

Scale 1:24,000
1 Inch = 2,000 Feet





USGS 7.5' Quad:
NOVATO (1980)

Legal Description:
T2N, R6W Section 8



Figure 2. CNDBB Occurrences
1650 Los Gamos
Kaiser Medical Office Project

San Rafael, CA
0 1,000 2,000
0 500 1,000
Feet
Meters

Scale 1:40,000
1 Inch = 3,333 Feet





Service Layer Credits: Image courtesy of USGS © 2017 Microsoft Corporation

Legend

- Project Area Boundary
- NWI wetlands



USGS 7.5' Quad:
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Figure 3. Intermittent Tributary to Gallinas Creek
1650 Los Gamos
Kaiser Medical Office Project
San Rafael, CA

Scale 1:4,000
1 Inch = 333 Feet









