

Notice of Preparation

To: Office of Planning & Research - State Clearinghouse
 1400 Tenth Street, Room 212
 Sacramento, CA 95814

From: City of San Rafael- Community Development Dept
 1400 Fifth Ave
 San Rafael, CA 94901

Subject: Notice of Preparation of a Draft Environmental Impact Report

City of San Rafael will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (☐ is ☒ is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Sean Kennings, Contract Planner seak@lakassociates.com at the address shown above. We will need the name for a contact person in your agency.

Project Title: BIOMARIN AND WHISTLESTOP/EDEN HOUSING PROJECT

Project Applicant, if any: BioMarin Pharmaceuticals, EDEN Housing, Whistelstop

Date 2/8/2019

Signature

 Raffi Boloyan

Title Planning Manager

Telephone 415-485-3095

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

Governor's Office of Planning & Research

FEB 08 2019

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FEB 08 2019

STATE CLEARINGHOUSE

NOTICE OF PREPARATION

Date of Mailing: February 8, 2019

TO:	Office of Planning and Research State Clearinghouse 1400 Tenth Street, Room 212 Sacramento, CA 95814	FROM:	Sean Kennings, Contract Planner LAK Associates, LLC City of San Rafael Community Development Department Attn: Sean Kennings, Contract Planner 1400 Fifth Ave San Rafael, CA 94901
	Responsible and Trustee Agencies, Utility Providers, Organizations, Neighboring Property Owners, Neighboring Occupants, and Interested Parties		

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND SCHEDULED SCOPING MEETING FOR THE BIOMARIN AND WHISTLESTOP/EDEN HOUSING PROJECT EIR

The City of San Rafael (City) is preparing an Environmental Impact Report (EIR) for the BioMarin (a global biotechnology company) and Whistlestop Senior Center/Eden Housing Project (project), which consists of a proposed expansion of the BioMarin/San Rafael Corporate Center campus (750/770/790 Lindero St and 781/791 Lincoln Ave) onto 999 3rd St and the construction of the Whistlestop/Eden Housing Healthy Aging Center and Affordable Housing project on a 3.05-acre site located at 999 3rd Street, San Rafael, California. The California Environmental Quality Act (CEQA) requires that the City conduct environmental review of the project, which has the potential to result in physical change in the environment. The City is the "Lead Agency" for the project and is the public agency with the principal responsibility for approving and carrying out the project. The City has determined that an EIR will be the required CEQA document for the project.

The City is issuing this Notice of Preparation (NOP) to invite comments on the scope and content of study for the EIR. This NOP is being sent to local agencies, nearby residents, and other interested parties. When the draft EIR is published, it will be sent to all parties who respond to this NOP or who otherwise indicate that they would like to receive a copy of the draft EIR.

RESPONDING TO THIS NOP: Responses to this NOP and any related questions or comments regarding the scope or content of the Draft EIR must be directed in writing to: **Sean Kennings, Contract Planner, City of San Rafael, 1400 Fifth Avenue, San Rafael, CA 94901** or by e-mail to sean@lakassociates.com

Comments on the NOP must be received at the above mailing or e-mail address within 30 days of receipt of this notice, or **before Monday, March 11, 2019, at 5:00 PM**. Please reference the project title of **"BioMarin/Whistlestop"** in all correspondence.

Responses to this NOP should focus, specific to this project, on the potentially significant environmental effects that the project may have on the physical environment, ways in which those effects might be minimized, and potential alternatives to the project that should be addressed in the EIR. This focus aligns with the purpose of the EIR to inform the public about these aspects of the project.

EXISTING CONDITIONS: The 3.05-acre project site (Assessor's Parcel Number 011-265-01) is currently vacant and paved with an asphalt surface. The site was previously used by Pacific Gas & Electric Company (PG&E) as a manufactured gas plant and has been undergoing environmental remediation. In late 2017, PG&E completed soil excavation as defined in its Remedial Action Plan (RAP) on two acres of the 3-acre project site, backfilled the excavation with clean material, restored the project site, and conducted soil vapor sampling. The project site is now paved with asphalt and monitors are in place to test groundwater. The western portion of the project site, where buildings were once located, has yet to be remediated, and BioMarin will be responsible for this second phase of remediation (site soils and soil vapor monitoring and all other remediation except groundwater for which PG&E will remain responsible).

The surrounding neighborhood is largely commercial. The existing BioMarin campus is located immediately southeast of the project site, and Whistlestop operates an active aging center in a building next to the Sonoma Marin Area Rail Transit (SMART) station about one-quarter mile east of the project site. The two main transportation arterials in the vicinity are 3rd Street and 2nd Street. Smaller collector streets such as Brooks Street and Lindaro Street intersect with these one-way arterials. The 4th Street downtown core is one block north of the project site. Residential uses are located southwest of the site.

PROJECT DESCRIPTION: The BioMarin portion of the project would be constructed in two phases as follows:

- **Phase I** would consist of construction of Building A, which would be located on the north side of the project site and would include 77,000 square feet of office space and 33,000 square feet of amenities for employees and visitors of the overall BioMarin campus. The 33,000 square feet of amenities would be located on the ground floor and would include lobbies, conference rooms, a fitness center, dining space, and retail space. The retail space, consisting of about 3,500 square feet, would be open to the public. Additional public use space would be an adjacent landscaped plaza (approximately 6,000 square feet) that could be an outdoor public gathering area during daytime hours.
- **Phase II** would consist of construction of Building B, which would provide 97,000 square feet of laboratory (research and development [R&D]) space in the southern portion of the project site.

Both Building A and Building B would be 69 feet (four stories) in height. Building A would have approximately 262 feet of frontage on 3rd Street and 180 feet of frontage on Lindaro Street. Building B would have approximately 244 feet of frontage on 2nd Street and 109 feet of frontage on Lindaro Street.

Whistlestop/Eden Housing would develop its building on 0.34 acre at the northeast corner of the project site. The building would provide approximately 18,000 square feet of space for a Healthy Aging Center and 67 affordable senior housing units. The building would be developed at the same time as BioMarin Building A (Phase I). The proposed 67 housing units would be leased at affordable rents to those aged 62 and over who earn less than 60 percent of the area median income. Residential amenities would include a community room, dance/exercise studio, computer center and library, and landscaped courtyards with community gardens for residents to grow vegetables and herbs. A roof deck would be provided on the northwest and southwest corners of the sixth floor.

A total of 22 surface parking spaces would be provided for the BioMarin portion of the project at the southwest corner of the site, with access from 3rd Street. Cars would enter the site from 3rd Street, travel south to the parking area, and then exit onto Brooks Street. The 12 ground-floor parking spaces provided within the Whistlestop/Eden Housing project would have ingress and egress points on Brooks Street, north of the exit point for the surface parking area. In Phase I, when only BioMarin Building A and the Whistlestop/Eden Housing project would be located on the site, a total of 78 surface parking spaces would be provided since space would be available where Building B (Phase II) is proposed.

Approvals requested for the project include a General Plan amendment to modify the maximum intensity of non-residential development and a rezoning to expand the Planned Development District boundary.


Project plans, project description and technical studies for this project can be found on the project web page at <https://www.cityofsanrafael.org/999-3rd/>

POTENTIAL ENVIRONMENTAL EFFECTS: The EIR will address the following potential environmental effects: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Hazards, Noise, Public Services, Recreation, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use, Transportation/Traffic, and Utilities. The EIR will examine project and cumulative effects and a reasonable range of alternatives to the project that may be capable of reducing or avoiding potential environmental effects that may be identified for the project. The topics of Agricultural and Forestry Resources, Mineral Resources, and Population/Housing will not be addressed in the EIR as these do not apply to the project or project site.

SCOPING MEETING: A scoping meeting will be held before the City of San Rafael Planning Commission on **Tuesday, March 12, 2019 at 7 PM at the City Council Chambers at 1400 Fifth Avenue, San Rafael, CA.** This meeting will include a brief overview of the EIR process and allow time for oral comments on the scope of the EIR.

For More Information: For additional information on the project or if you wish to be placed on a mailing list to receive further information as the project progresses, please contact Sean Kennings, Contract Planner, at (415) 533-2111, sean@lakassociates.com or the mailing address above.

Date: February 8, 2019

Signature: 

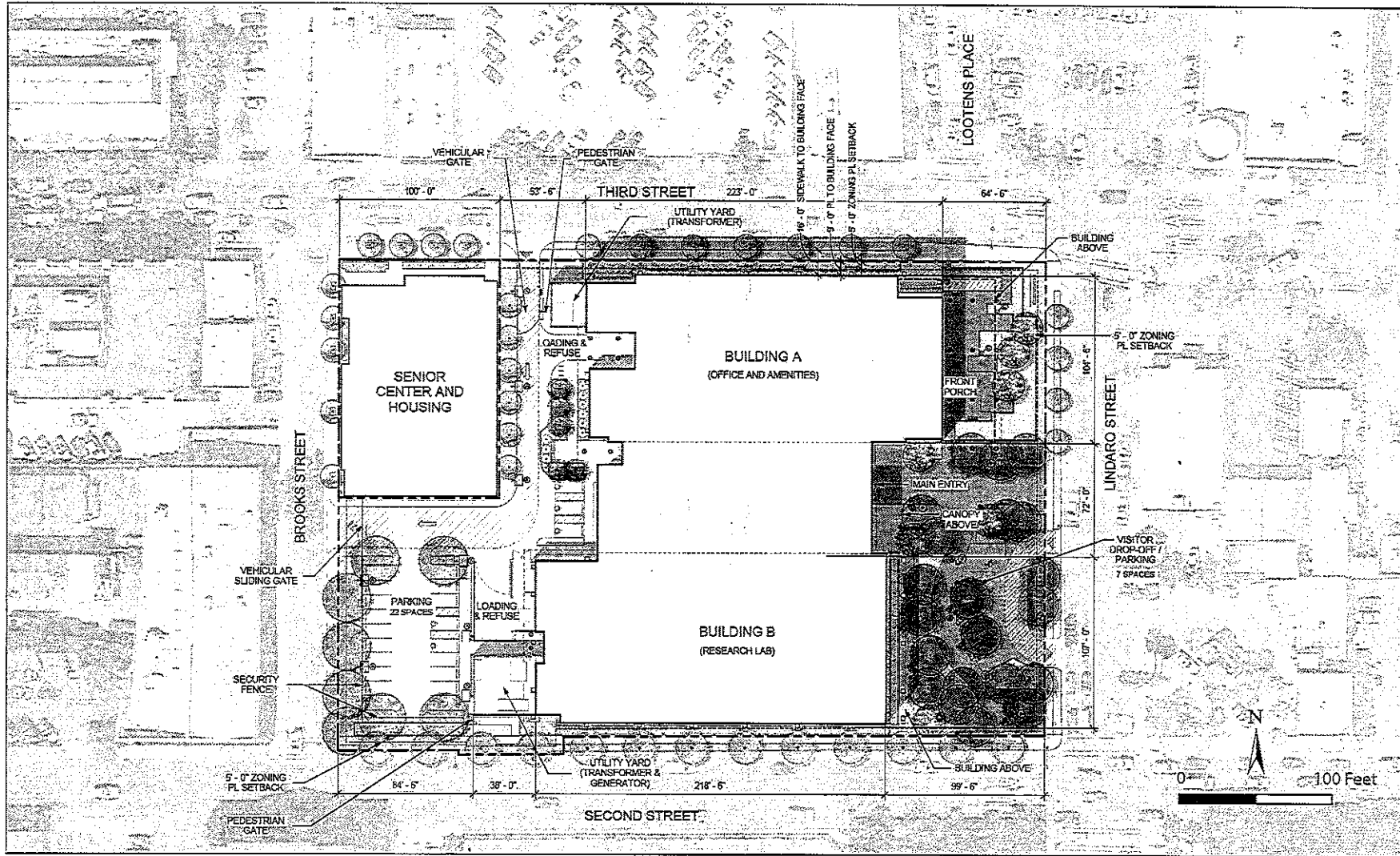
Name/Title: Raffi Boloyan, Planning Manager

Reference: California Code of Regulations, Title 14, (State CEQA Guidelines) Sections 15082(A), 15103, 15375

Sign Language and interpretation and assistive listening devices may be requested by calling (415) 485-3085 (voice) or (415) 485-3198 (TDD) at least 72 hours in advance. Copies of documents are available in accessible formats upon request.

Public transportation to City Hall is available through Golden Gate Transit, Line 22 or 23. Para-transit is available by calling Whistlestop Wheels at (415) 454-0964.

To allow individuals with environmental illness or multiple chemical sensitivity to attend the meeting/hearing, individuals are requested to refrain from wearing scented products.



SOURCE: Johnson Fain, 2018

PROPOSED SITE PLAN



AMY SKEWES-COX
ENVIRONMENTAL PLANNING