



**NOTICE OF PREPARATION AND
NOTICE OF PUBLIC SCOPING SESSION
HOUSING ELEMENT AND SAFETY ELEMENT UPDATES
TO THE 2007 COUNTYWIDE PLAN UPDATE
ENVIRONMENTAL IMPACT REPORT**

NOTICE IS HEREBY GIVEN that Marin County will be preparing an Environmental Impact Report (EIR) for updates to the Housing Element and Safety Element of the 2007 Countywide Plan proposed Project. This EIR is being prepared by Marin County, which is the lead agency, in accordance with the California Environmental Quality Act (CEQA), the State of California CEQA Guidelines, and County Environmental Impact Review Guidelines. In accordance with CEQA Guidelines section 15082, this Notice of Preparation (NOP) is being circulated to obtain suggestions and information responsible, and/or trustee, and involved federal agencies and members of the public, including organizations and individuals, on the content and scope and content of the environmental analysis to be included in EIR.

Project Location:

The project location is in unincorporated Marin County, which is located across the Golden Gate Bridge from the City of San Francisco, in the northwestern part of the San Francisco Bay Area.

Project Description: The proposed Project consists of amendments to update two elements of the Marin County General Plan, as described below.

Housing Element:

Marin County, like other communities in California, is initiating a planning process under State law to identify how to meet the County's housing needs at all income levels. This process involves updating the County's Housing Element, which is a required or "mandatory" component of the Countywide Plan (the County's General Plan). The California Department of Housing and Community Development (HCD) dictates that among the seven mandatory elements of a general plan, one element must address local housing needs. The Housing Element will identify adequate sites to meet the 3,569 housing units as assigned by the Regional Housing Need Allocation and a buffer. Sites will be distributed throughout the unincorporated areas of the County consistent with goals to affirmatively further fair housing and meet site requirements stipulated by the State's Housing and Community Development Department. The Housing Element will also present programs and policies to meet the housing needs of unincorporated Marin County.

According to State housing element legislation, all local governments must adopt land use plans and regulations that provide opportunities for, and do not unduly constrain, housing development. Because housing availability is a critical issue with statewide implications, and most housing decisions occur at the local level, State law requires housing elements to be updated on a regular cycle. Accordingly, the timeframe for the next Housing Element is the planning period 2022-2030. The State also mandates that housing elements, unlike other elements of the general plan, be reviewed and certified by the State.

Safety Element:

Marin County is initiating a planning process required by State law, to update the Safety Element in the Countywide Plan (the County's General Plan) to address climate change resiliency. SB 379 requires all counties and cities to review and update their general plan safety elements with climate change adaptation measures. The required review and update consists of the following three parts:

- A vulnerability assessment that identifies the risks climate change poses to the local jurisdictions;
- Identification of adaptation and resiliency goals, policies, and objectives; and
- Feasible implementation measures.

The Safety Element update will also address other legislative mandates to reduce fire risk, plan for emergency evacuation, and reduce risks from flooding. The update will occur simultaneously

and in conjunction with the Housing Element and will also occur in coordination with the update of the Marin County Multijurisdictional Local Hazard Mitigation Plan.

Probable Environmental Effects of the Project:

The EIR will evaluate the project with respect to all of the following environmental topical issues, which concern environmental factors that could be affected by the proposed Project, but will focus on some issues more than others. The topical areas that will be addressed in the EIR are: Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mandatory Findings of Significance, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.

For information regarding environmental review of the proposed Project, please visit the Environmental Review Division's project webpage under the current projects tab at: <https://www.marincounty.org/depts/cd/divisions/environmental-review>

For more information about the Housing Element and Safety Element processes, please visit the Planning Division's webpage at: <https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>

Related planning documents and reference information for the Housing and Safety Elements and environmental review are available on the above listed webpage, where you can subscribe to receive email notifications and updates.

To ensure that the EIR for this project is thorough and adequate, and meets the needs of all agencies reviewing it, the County is soliciting comments on specific issues to be included in the environmental review. Public comments on the scope of issues to be evaluated in the EIR are encouraged.

If you wish to comment during the NOP comment period, the County will accept written comments about the scope and content of EIR until the close of the 45-day NOP comment period at 4:00 p.m. on **Monday, January 24, 2022**. Commenters are encouraged to submit comments by email to envplanning@marincounty.org before the end of the comment period deadline. Commenters can also mail written comments postmarked on or before January 24, 2022 to the attention of Rachel Reid, Environmental Planning Manager at 3501 Civic Center Drive, Suite 308, San Rafael, CA 94903. If you have any questions, or need additional information about the Housing or Safety Elements respectively, please contact Jillian Zeiger, Senior Planner with Housing and Federal Grants Division at: JZeiger@marincounty.org or Leslie Lacko, Senior Planner with Advanced Planning at LLacko@marincounty.org.

In compliance with COVID-19 adaptive procedures, and as allowed by Governor Newsom's Executive Order N-29-20, a virtual scoping session will be held on **Tuesday, January 11, 2022** from **6:00 p.m. to 8:00 p.m.** The meeting will be held via Zoom, and members of the public may attend and participate in this scoping session online. To participate in the scoping session, the Zoom weblink and meeting information is as follows:

<https://us06web.zoom.us/j/82023833240>
Webinar ID: 820 2383 3240

Or by Telephone: (669) 900-6833
Webinar ID: 820 2383 3240

During the virtual public scoping session, members of the public will have the opportunity to provide oral comments, which will be recorded and included in the Draft EIR. Those wishing to speak will need to indicate so during the course of the meeting by either using the "Raise Hand" button. If you choose to call in to the Zoom meeting, press *9 to inform the moderator that you would like to comment.

If you challenge the decision on this application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Agency, Planning Division during or prior to the public hearing. (Government Code Section 65009(b)(2)).

December 8, 2021

Rachel Reid

Rachel Reid
Environmental Planning Manager