



**NOTICE OF COMPLETION AND  
NOTICE OF PUBLIC HEARING  
HOUSING ELEMENT AND SAFETY ELEMENT UPDATES  
TO THE 2007 COUNTYWIDE PLAN UPDATE  
ENVIRONMENTAL IMPACT REPORT**

NOTICE IS HEREBY GIVEN that the Marin County Community Development Agency has completed a Draft Environmental Impact Report (DEIR) for the Housing Element and Safety Elements updates to the 2007 Countywide Plan. This DEIR encompasses the unincorporated territory of Marin County. This Notice of Completion of the DEIR commences a 45-day public review period. Interested persons are invited to review and comment on the DEIR. You must submit your comments on the DEIR to the Community Development Agency by **no later than 4:00 p.m. on Monday, November 21, 2022**. Commenters are encouraged to submit comments by email to [envplanning@marincounty.org](mailto:envplanning@marincounty.org) before the end of the comment period deadline. Commenters can also mail written comments postmarked on or before November 21, 2022 to the attention of Rachel Reid, Environmental Planning Manager at 3501 Civic Center Drive, Suite 308, San Rafael, CA 94903.

**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 two elements of the Marin County General Plan (also referred to as the 2007 Countywide Plan), as described below.

**Housing Element:**

Marin County, like other communities in California, has initiated 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 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. Marin County's Housing Element has identified adequate sites to meet the 3,569 housing units as assigned by the Regional Housing Needs Allocation plus a buffer. Sites are distributed throughout the unincorporated areas of the County consistent with goals to affirmatively further fair housing and meet site requirements stipulated by HCD. The Housing Element also presents 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 addressed by this Housing Element update is the planning period of 2023-2031. 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 has initiated a planning process under State law to update the Safety Element in the Countywide Plan (the County's General Plan) to address climate change resilience. SB 379 requires all counties and cities to review and update their general plan safety elements with climate change adaptation measures. The 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 also addresses other legislative mandates to reduce fire and flood risk and plan for emergency evacuation. The update will occur simultaneously and in

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

For information regarding environmental review for the Housing and Safety Elements, please visit the Environmental Review Division's project webpage under the "Current Environmental Review Documents" tab at: <https://www.marincounty.org/depts/cd/divisions/environmental-review>

For more information about the Housing 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 webpages, where you can subscribe to receive email notifications and updates.

**Probable Environmental Effects of the Project:**

Marin County circulated a Notice of Preparation in December 2021, and received comments from the public on a range of different environmental issues of concern. Those comments have been incorporated into the DEIR, and the DEIR has evaluated the project with respect to all of the environmental topical areas of concern as listed in Appendix G of the California Environmental Quality Act (CEQA) Guidelines. The topical areas that are addressed in the DEIR include: Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Greenhouse Gas Emissions and Energy, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Transportation, Cultural/Tribal Cultural and Historic Resources, Utilities and Service Systems, and Wildfire.

The DEIR finds that the project would result in impacts that are significant and unavoidable with regard to the following topical issues: Aesthetics, Air Quality, Cultural/Tribal Cultural and Historic Resources, Greenhouse Gas Emissions and Energy, Noise and Vibration, Transportation, and Utilities and Service Systems.

NOTICE IS HEREBY FURTHER GIVEN that a combined public hearing on the DEIR will be conducted virtually by the Marin County Planning Commission and the Board of Supervisors on **Tuesday, November 15, 2022** starting at **5:00 pm** or thereafter. You may present oral comments on the DEIR to the Commission and Board of Supervisors at the hearing, which will be held virtually via Zoom. The meeting link information is as follows:

Join by computer or mobile device: [www.zoom.us/join](http://www.zoom.us/join)  
Webinar ID: 947 4251 8384  
Password: 352533

Or call in by telephone: (669) 900-6833  
Webinar ID: 947 4251 8384  
Password: 352533

More information about the combined Planning Commission and Board of Supervisor's hearing, including the staff report, can be found on either the Board of Supervisor's hearing webpage or Planning Division's Planning Commission hearings webpages at:

<https://www.marincounty.org/depts/bs/meeting-archive>

<http://www.marincounty.org/depts/cd/divisions/planning/boards-commissions-and-public-hearings/planning-commission-hearings-page>.

*Rachel Reid*

October 7, 2022

Rachel Reid  
Environmental Planning Manager