

**California Department of General Services
Notice of Preparation and Notice of Public Scoping Meeting
Oak Hill Apartments Project**

Date: March 25, 2022

To: State Clearinghouse and Interested Public Agencies, Parties, and Organizations

From: Terry Ash, Senior Environmental Planner, California Department of General Services

Subject: Notice of Preparation of an Environmental Impact Report for the Oak Hill Apartments Project and Notice of Public Scoping Meeting

NOTICE IS HEREBY GIVEN THAT California Department of General Services (Lead Agency and/or California Department of General Services [DGS]) will prepare a Draft Environmental Impact Report (Draft EIR) for the proposed Oak Hill Apartments Project (proposed project). The Draft EIR will address the potential physical and environmental effects of the proposed project for each of the environmental topics outlined in the California Environmental Quality Act (CEQA). DGS will use the Draft EIR when considering approval of the proposed project. Pursuant to CEQA Guidelines Section 15082, the project description, location, and potential environmental effects of the proposed project are described in the attached materials and available on the project website at <https://edenhousing.org/properties/oak-hill-apartments/>.

30-DAY NOP COMMENT PERIOD: DGS is soliciting comments from public agencies, organizations, and members of the public regarding the scope and content of the Draft EIR, and the environmental issues and alternatives to be addressed in the Draft EIR. In accordance with the time limits established by CEQA, the Notice of Preparation (NOP) public review period will begin on **March 25, 2022**, and will end on **April 25, 2022**. Please provide your written/typed comments (including name, affiliation, telephone number, and contact information) to the address or email shown below by **5:00 p.m., Monday, April 25, 2022**. If you wish to be placed on the notification list for this proposed project or need additional information, please contact:

Terry Ash, Senior Environmental Planner, DGS
c/o FirstCarbon Solutions
1350 Treat Blvd, Suite 380
Walnut Creek, CA 94597
Phone: 925.357.2562 ext. 1112
Email: ldavison@fcs-intl.com

PUBLIC SCOPING MEETING: DGS will hold a Public Scoping Meeting to: (1) inform the public and interested agencies about the proposed project; and (2) solicit public comment on the scope of the environmental issues to be addressed in the Draft EIR as well as the range of alternatives to be evaluated. The meeting will be held on **Monday, April 11, 2022**, starting at **4:00 p.m.** via a **Zoom meeting**.

Join Zoom Meeting

<https://fcs-intl.zoom.us/j/92721642915?pwd=MjNzRVBIZk9jN24vZ3pHT3RwZjlGUT09>

Meeting ID: 927 2164 2915

Passcode: 589860

One tap mobile

+16699006833,,92721642915# US (San Jose)

+13462487799,,92721642915# US (Houston)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 346 248 7799 US (Houston)

+1 253 215 8782 US (Tacoma)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

Meeting ID: 927 2164 2915

Find your local number: <https://fcs-intl.zoom.us/j/92721642915?pwd=MjNzRVBIZk9jN24vZ3pHT3RwZjlGUT09>

OAK HILL APARTMENTS PROJECT

Project Location

The project site is located north and west of East Sir Francis Drake Boulevard, east of Drakes Cove Road, and south of Anderson Drive in an unincorporated area of Marin County Exhibit 1 and Exhibit 2). The approximately 8.3-acre site is located on Assessor’s Parcel Number (APN) 018-152-12 on the United States Geological Survey (USGS) *San Rafael and San Quentin, California* 7.5-minute Topographic Quadrangle Maps in the southeastern portion of Marin County. Marin County is bound to the north by Sonoma County, to the east by the San Francisco Bay, to the south by the City and County of San Francisco, and to the west by the Pacific Ocean. Regional access is provided by Interstate 580 (I-580) and by U.S. Route 101 (US-101).

Existing Conditions

The project site is characterized by inward sloping topography from the west, north, and east; however, the center and southwestern portions of the site are relatively flat (Exhibit 3). Previously, the site was used as a pistol gun range. Currently, the project site is vacant with a mixture of tall trees, brush, shrubs, tall grasses, and thicket. There are remnant structures beneath some of the brush. The project site drains direct precipitation from the surrounding slopes through a network of first and second order ephemeral drainage channels. The collected runoff is conveyed through two channels and culverts under East Sir Francis Drake Boulevard to the lagoon at Remillard Park, an artificial impoundment of San Francisco Bay. A sewage junction box, chemical dosing station, and an approximately 11,500-square-foot asphalt pad is located in the southwestern corner of the project site. These structures are associated with an easement agreement between the Central Marin Sanitation Agency (CMSA) and the State of California allowing a wastewater pipeline to enter State property.

Project Description

Eden Housing and Education Housing Partners, Inc. (Applicant) are proposing to develop the proposed project as a 100 percent affordable housing project consisting of up to 250 new apartments. A total of 135 units would be available to Low to Moderate Income educators working in Marin County and employees of the County of Marin, while 115 units would be available to Extremely Low to Low Income residents (Table 1).

The apartments would be clustered into two podium style buildings that are terraced up the hillside with exterior elevations ranging from 3 to 5-stories (Exhibit 4). The proposed project would feature several amenities, including a community terrace, play area, lawn, a fenced dog area, and a community garden. Approximately 1.6 acres of the project site will be preserved as open space.

Table 1: Proposed Housing Unit Mix

Income Level	Unit Type	Area (square feet)	Quantity	Mix (%)
Low to Moderate Income Affordable Units	Junior 1-bedroom	625	20	15
	1-bedroom	725	61	45
	2-bedroom	1,000	41	30
	3-bedroom	1,250	13	10
Total Low to Moderate Income Affordable Units: 135				
Extremely Low to Low Income Affordable Units	Studio	450	28	25
	1-bedroom	615	29	25
	2-bedroom	930	29	25
	3-bedroom	1085	29	25
Total Extremely Low to Low Income Affordable Units: 115				
Total Housing Units: 250				

Vehicular Access, Circulation, and Parking

The project site would be accessed via a 25-foot driveway from East Sir Francis Drake Boulevard, approximately 165 feet east of Drakes Cove Road. A traffic signal on East Sir Francis Drake Boulevard is proposed at the entry to the project site. The driveway would provide access to a two-level garage with approximately 310 parking spaces. In addition, approximately 30 surface parking spaces would be located on-site. Additional project access alternatives are being considered, such as an internal access road connecting the project site to Drakes Cove Road.

Pedestrian Facilities

The proposed project would include pedestrian walkways throughout the project site, as well as a pedestrian crosswalk connecting the project site to the Class I multi-use path on the south side of East Sir Francis Drake Boulevard.

Bicycle Facilities

The proposed project would provide bicycle parking spaces on-site. The proposed pedestrian crosswalk would also allow bicycles to connect from the project site to the Class I multi-use path on the south side of East Sir Francis Drake Boulevard.

Infrastructure and Utilities

The project site is located within the service areas of the following utility service providers and would include on-site and off-site improvements to connect to these services:

- **Water:** The proposed project would obtain water from the Marin Municipal Water District.

- **Wastewater:** The proposed project’s wastewater would be treated by the Central Marin Sanitation Agency.
- **Solid Waste:** Marin Sanitary Service would provide solid waste services to the project site.
- **Electricity:** The project site would be served by Marin Clean Energy. However, should the property owner choose, they could opt out of Marin Clean Energy and be serviced by Pacific Gas & Electric Company (PG&E).
- **Gas:** PG&E would provide gas to the project site.

Required Discretionary and Ministerial Approvals

The proposed project requires the following approvals:

- Approval of Ground Lease and Regulatory Agreement from the Department of General Services.
- Plan Check/Ministerial Building Approvals from the Department of General Services
- Common Interest Development Approvals from the Department of Real Estate.
- Roadway Connection Entitlements for driveway connection to East Sir Frances Drake Boulevard.
- EIR Certification by the Department of General Services.

Annexation into the City of Larkspur will be considered as a project alternative. Comments suggesting other alternatives are welcome, and the final list of alternatives will be determined after receipt of community input and available for public review once the Draft EIR is circulated. Please see the Environmental Review section, below, for more details.

Several other agencies will serve as Responsible and Trustee Agencies, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15381 and Section 15386, respectively. These agencies may include but are not limited to the following:

- United States Army Corps of Engineers
- United States Fish and Wildlife Service
- California Department of Fish and Wildlife
- San Francisco Bay Regional Water Quality Control Board
- Bay Area Air Quality Management District
- County of Marin
- Marin Municipal Water District
- Central Marin Sanitation Agency
- Pacific Gas & Electric Company

Environmental Review

Following completion of the 30-day NOP public review period, DGS will incorporate relevant information into the Draft EIR, including results of public scoping and technical studies. Subsequently, the Draft EIR will be circulated for public review and comment for a 45-day public review period. Following the Draft EIR 45-day comment period, DGS will consider all comments submitted and will prepare responses to all comments received in a Final EIR.

DGS requests that any potential Responsible or Trustee Agency responding to this notice do so in a manner consistent with CEQA Guidelines Section 15082(b). All parties that have submitted their names and email or mailing addresses will be notified throughout the CEQA review process.

A copy of the NOP (in full color) can be found on the project website at <https://edenhousing.org/properties/oak-hill-apartments/>.

If you wish to be placed on the mailing list or need additional information, please contact Terry Ash, Senior Environmental Planner, DGS, c/o FirstCarbon Solutions, at 925.357.2562 ext. 1112 or ldavison@fcs-intl.com.

Potential Environmental Effects

The Draft EIR will evaluate if there are potentially significant environmental impacts associated with approval and implementation of the proposed project. Consistent with the CEQA Guidelines (Appendix G), the following environmental resource categories will be analyzed in relation to the proposed project:

- **Aesthetics**—The Draft EIR will include an evaluation of aesthetic impacts related to the proposed project.
- **Air Quality**—The Draft EIR will include an evaluation of construction-period toxic air contaminants to assess potential construction-related health risks for off-site residents and employees of San Quentin State Prison and any other nearby businesses. The Draft EIR will also include an evaluation of operational air quality effects.
- **Biological Resources**—The Draft EIR will address direct and indirect impacts to regulated waterways and wetlands, sensitive habitats and mature native trees, sensitive plants and wildlife, and wildlife movement corridors.
- **Cultural Resources and Tribal Cultural Resources**—The Draft EIR will examine potential adverse impacts the proposed project would have on historical resources (or eligible historical resources), archaeological resources, and tribal cultural resources.
- **Energy**—The Draft EIR will include a discussion of the potential energy consumption and/or impacts from implementation of the proposed project, with an emphasis on avoiding or reducing inefficient, wasteful, or unnecessary consumption of energy.
- **Geology and Soils**—The Draft EIR will analyze potential impacts related to geology, soils, seismicity, and paleontological resources resulting from implementation of the proposed project.

- **Greenhouse Gas Emissions**—The Draft EIR will analyze the proposed project’s contribution to greenhouse gas emissions and potential impacts to climate change.
- **Hazards and Hazardous Materials**—The Draft EIR will discuss potential exposure to hazards and hazardous materials from implementation of the proposed project. Emergency response and evacuation impacts will also be discussed. The project site is not on the Department of Toxic Substances Control (DTSC) Hazardous Waste and Substances Sites (Cortese) List.¹
- **Hydrology and Water Quality**—The Draft EIR will analyze impacts of the proposed project on drainage patterns and water quality in the project area.
- **Land Use and Planning**—The Draft EIR will describe the overall land use pattern for the project area and determine the potential environmental effects of the proposed project related to Land Use and Planning.
- **Noise**—The Draft EIR will analyze short-term impacts to noise-sensitive receptors and long-term noise exposure.
- **Transportation**—The Draft EIR will include a comprehensive traffic analysis that considers aspects such as roadway design and safety, as well as other roadways, and analysis of proposed improvements. A Vehicle Miles Traveled (VMT) analysis will also be provided.

Effects Found not to be Significant

Unless specific comments are received during the NOP public comment period that indicate a potential for the proposed project to result in a significant impact, the following issues will be addressed in the Effects Found not to be Significant section of the Draft EIR.

- **Agriculture and Forestry Resources**—According to the California Department of Conservation, the project site does not contain and is not adjacent to lands classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.² The project site is located within an urban environment and no existing agriculture or forestry land use activities occur within the project site boundaries. The project site is zoned Agriculture Limited by the Marin Countywide Plan. However, the site has not historically been used for agricultural purposes and the zoning district allows for affordable housing uses.³ As such, the proposed project would not result in significant effects related to agriculture and forestry resources.
- **Mineral Resources**—No activities related to mineral resources occur within the project site and no portion of the project site is designated as relevant for mineral resources by Marin County⁴ or by the State of California.⁵ As such, the proposed project would not result in significant effects related to mineral resources.

¹ California Department of Toxic Substances Control (DTSC). 2022. Hazardous Waste and Substances Sites (Cortese) List. Website: <https://dtsc.ca.gov/dtscs-cortese-list/>. Accessed February 23, 2022.

² California Important Farmland: 1984-2018. 2018. Website: <https://maps.conservation.ca.gov/dlrp/ciftimeseries/>. Accessed February 9, 2022.

³ Marin County. Marin County Municipal Code. Title 22 Development Code. Website: https://library.municode.com/ca/marin_county/codes/municipal_code?nodeId=TIT22DECO_ARTIIZODIALLAUS_CH22.16DIDEST_22.16.010PUCH. Accessed February 9, 2022.

⁴ Marin County Community Development Agency. 2015. Marin Countywide Plan, Map 3-5, Location of Mineral Resource Preservation Sites. Website: https://www.marincounty.org/-/media/files/departments/cd/planning/currentplanning/publications/county-wide-plan/cwp_2015_update_r.pdf?la=en#page=248&zoom=100,0,0. Accessed February 10, 2022.

⁵ California Department of Conservation, California Geological Survey Information Warehouse: Mineral Land Classification. 2015. Website: <https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc>. Accessed February 9, 2022.

- **Population and Housing**—The project site is vacant and does not contain residential units. The proposed project would develop up to 250 housing units. According to the Department of Finance, the average household size in Marin County is 2.38 people.⁶ As such, the proposed project could increase population by approximately 595 people. According to the California Department of Finance, the estimated population in Marin County for 2021 is approximately 257,774.⁷ The 2015-2023 Housing Element predicts that the population of Marin County is expected to steadily increase 0.3 percent to 0.5 percent per year up to the year 2040.⁸ Given this prediction, a population increase of up to 1,289 persons is expected by the Housing Element horizon in the year 2023.⁹ Therefore, the proposed project would not induce substantial population growth within the County of Marin beyond current projections, nor would it displace existing housing. As such, the proposed project would not result in significant effects related to population and housing.
- **Public Services**—The estimated 595-person increase in population resulting from the proposed project would result in an incremental increase in demand for public services such as fire protection, police protection, schools, libraries, parks, and other public facilities. However, it is not expected that the proposed project would adversely affect response times or increase the use of existing public services such that substantial physical deterioration, alteration, or expansion of these facilities would be required, thereby triggering environmental impacts. As such, the proposed project would not result in significant effects related to public services.
- **Recreation**—The proposed project would incorporate recreational features, including a community terrace, play area, fenced dog area, community garden, and lawn areas. The proposed project would include pedestrian walkways throughout the project site and a pedestrian crosswalk connecting the project site to the Class I multi-use path on the south side of East Sir Francis Drake Boulevard, adjacent to Remillard Park. Because the proposed project would not result in a substantial increase in population growth, there would be no need for new or expanded parks or recreational facilities. Similarly, the proposed project would not result in the physical deterioration of existing parks or recreational facilities. As such, the proposed project would not result in significant effects related to parks or recreational facilities.
- **Utilities and Service Systems**—The estimated 595-person increase in population resulting from the proposed project would result in an incremental increase in demand for water, wastewater treatment, stormwater drainage facilities, electric power, natural gas, telecommunications facilities, and solid waste collection services. However, it is not expected that the proposed project would adversely affect water supply, wastewater treatment capacity, stormwater drainage capacity, landfill capacity, or electric power, natural gas, or telecommunications facilities. Nor would the proposed project result in a substantial increase

⁶ California Department of Finance. 2021. E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2021 with 2010 Census Benchmark. Website: <https://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-5/>. Accessed February 10, 2022.

⁷ California Department of Finance. 2021. E-1 Population Estimates for Cities, Counties, and the State — January 1, 2020 and 2021. Website: <https://www.dof.ca.gov/forecasting/demographics/estimates/e-1/>. Accessed February 10, 2022.

⁸ Marin County Community Development Agency. 2015. Marin Countywide Plan. Marin County Housing Element 2015-2023. Website: https://www.marincounty.org/-/media/files/departments/cd/planning/currentplanning/publications/county-wide-plan/cwp_2015_update_r.pdf?la=en#page=248&zoom=100,0,0. Accessed February 10, 2022.

⁹ $0.0050 \times 257,774 \text{ persons} = 1,289 \text{ persons}$

in the use of existing utilities and service systems such that substantial physical deterioration, alteration, or expansion of these facilities would be required, thereby triggering environmental impacts. As such, the proposed project would not result in significant effects related to utilities and service systems.

- **Wildfire**—The project site is located in a Moderate Fire Hazard Severity Zone within a State Responsibility Area (SRA).¹⁰ The project site is located adjacent to land identified as Moderate Fire Hazard Severity Zone within an SRA,¹¹ as well as land identified as Non-Very High Fire Hazard Severity Zone within a Local Responsibility Area (LRA).¹² The nearest Very High Fire Hazard Severity Zone is located approximately 2.2 miles to the southwest in the City of Larkspur. The project site is mostly surrounded by urbanized uses. The project site is also surrounded by features that provide fuel breaks in the event of a fire, such as East Sir Francis Drake Boulevard, Drakes Cove Road, and the San Francisco Bay. The removal of existing vegetation and trees from the project site would reduce the site’s existing fuel load and the proposed project includes a 25-foot driveway from East Sir Francis Drake Boulevard that would accommodate emergency response vehicles. As such, the proposed project would not result in significant effects related to wildfire.

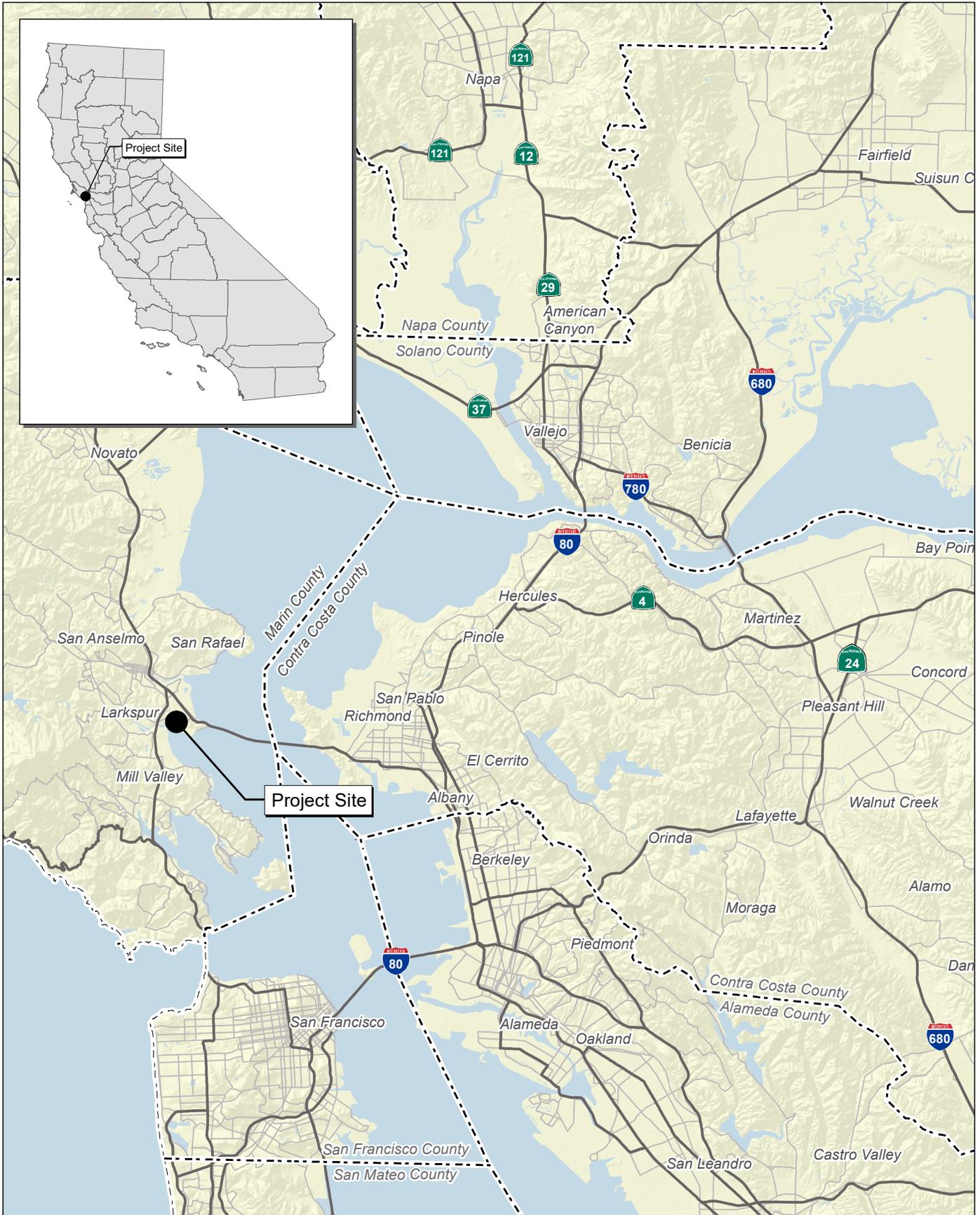
¹⁰ California Department of Fire and Forestry Protection (CAL FIRE). 2007. Marin County Fire Hazard Severity Zones in SRA. Website: https://osfm.fire.ca.gov/media/6707/fhszs_map21.pdf. Accessed February 10, 2022.

¹¹ California Department of Fire and Forestry Protection (CAL FIRE). 2007. Marin County Fire Hazard Severity Zones in SRA. Website: https://osfm.fire.ca.gov/media/6707/fhszs_map21.pdf. Accessed February 10, 2022.

¹² California Department of Fire and Forestry Protection (CAL FIRE). 2008. Marin County Very High Fire Hazard Severity Zones in LRA. Website: https://osfm.fire.ca.gov/media/6709/fhszl_map21.pdf. Accessed February 10, 2022.

THIS PAGE INTENTIONALLY LEFT BLANK

View map description.



Source: Census 2000 Data, The California Spatial Information Library (CaSIL).



Exhibit 1 Regional Location Map

THIS PAGE INTENTIONALLY LEFT BLANK

View map description.



Source: Bing Aerial Imagery. California Department of Fish and Wildlife

FIRSTCARBON SOLUTIONS™



Exhibit 2 Local Vicinity Map

THIS PAGE INTENTIONALLY LEFT BLANK

View map description.



Source: Bing Aerial Imagery. Elevation contours (5 meters), County of Marin, Berkeley Library GeoData, 2009.

FIRSTCARBON SOLUTIONS™



Exhibit 3 Contour Map

THIS PAGE INTENTIONALLY LEFT BLANK



VIEW FROM ENTRY ROAD

THIS PAGE INTENTIONALLY LEFT BLANK

Figure Descriptions

Accessibility Appendix

Figure 1: This map shows the regional location of the project site within the San Francisco Bay Area. The project site is located in Marin County, east of the City of Larkspur. The project site is located near the San Francisco Bay.

Figure 2: This map shows the project site boundary. The project site is a polygon shape north of Sir Francis Drake Boulevard and Remillard Park. South of Remillard Park is the Corte Madera Channel and the Corte Madera Marsh Ecological Reserve. West of the project site is a residential area along Drakes Cove Road and Larkspur Ferry Terminal. North of the project site is an undeveloped area and Interstate 580. East of the project site is an undeveloped area and San Quentin State Prison.

Figure 3: This map has elevation contours showing elevation at various points of the project site and the surrounding area. The elevation ranges from 20 meters above sea level at the most southern portion of the project site to 160 meters above sea level at the most northern portion of the project site.

Figure 4: This figure shows a cross section of the proposed residential development as viewed from the entry road. The drawing illustrates the proposed seven-story building. A two-story garage is shown on the bottom floors. Podium decks are depicted at the third floor. Residential units are shown throughout all seven floors of the proposed building. Greenery and trees are illustrated behind the proposed building. At the top right corner of the illustration is a birds eye view cross site section cut of the proposed project. It illustrates the proposed driveway, parking, and residential building.