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NOTICE OF PREPARATION AND NOTICE OF SCOPING MEETING

To: Interested Parties
Date: December 21, 2022
Subject: Notice of Preparation of Draft Environmental Impact Report, City of Mill Valley, 1 Hamilton Drive Affordable Housing Development
Lead Agency: City of Mill Valley
Project Website: www.cityofmillvalley.org/hamilton

NOTICE IS HEREBY GIVEN THAT the City of Mill Valley will be the Lead Agency under the California Environmental Quality Act (CEQA) and will prepare a Draft Environmental Impact Report (DEIR) for the proposed project. This NOP includes a project description and an overview of the potential impacts that will be addressed in the DEIR.

Project Title: 1 Hamilton Drive Affordable Housing Development

Project Applicant: City of Mill Valley

Project Location: City of Mill Valley

The project description, location map, project site diagram, and the potential environmental effects are contained in the attached document.

The purpose of this notice is: (1) to serve as the Notice of Preparation to potential Responsible Agencies, agencies involved in funding or approving the project, and Trustee Agencies responsible for natural resources affected by the project, pursuant to Section 15082 of the CEQA Guidelines; and (2) to advise and solicit comments and suggestions regarding the preparation of the DEIR, environmental issues to be addressed in the DEIR, and any related issues, from interested parties in addition to those noted above, including interested or affected members of the public. The City of Mill Valley 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 mailing addresses will be notified as part of the project's CEQA review process. If you wish to be placed on the mailing list or have any questions or need

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additional information, please contact the person identified below. A copy of the NOP and attachment document is on the City's website (<https://cityofmillvalley.org/>) and is on file at the City Hall offices, located at the address provided below.

Scoping Meeting:

Date: Thursday, January 12, 2023

Time: 6:30 pm

Location: Mill Valley City Hall, 26 Corte Madera Avenue

30-Day NOP Review Period: In accordance with CEQA, should your agency have any comments, it is requested to provide a written response to this NOP within the mandated (minimum of) 30-day NOP review period that will begin December 22, 2022 and end January 27, 2023. Written comments must be received at the address below no later than 5:00 p.m. on January 27, 2023.

Please indicate a contact person in your response and send it to the following contact:

Patrick Kelly, Director of Building & Planning
pkelly@cityofmillvalley.org
City of Mill Valley
26 Corte Madera Avenue
Mill Valley, CA 94941

December 21, 2022

Date



Patrick Kelly, Director of Building & Planning

BACKGROUND: The City of Mill Valley (City) is currently updating its General Plan Housing Element, which aims to achieve goals addressed by the Mill Valley 2040 General Plan (GP) that specifically addresses the challenge of housing supply and affordability by seeking to diversify housing stock to accommodate a range of income levels and lifestyles within the community. The existing (2014-2022) and draft (2023-2031) Housing Element contain policy guidance to explore and identify public-owned parcels to build affordable housing. In 2020, City staff worked with the City’s Housing Advisory Committee to identify potential publicly owned and tax-exempt sites for redevelopment. On September 20, 2021, the City Council took action to: 1) declare a portion of the property located at 1 Hamilton Drive as “exempt surplus land” as required under the California Surplus Land Act (Government Code 54220 et seq.) pursuant to Government Code Section 54221(f)(1)(A) and 2) authorize the City Manager to negotiate and draft an Exclusive Negotiating Agreement (ENA) with EAH Housing for the purpose of negotiating the terms and conditions for the potential ground lease or sale of property and development of affordable rental housing on the northern portion of 1 Hamilton Drive. Figure 1 indicates the location of the project site within the City of Mill Valley and the surrounding region.

On February 6, 2022, the City Council authorized the approval of the ENA and outreach plan to further evaluate relocating existing facilities on the northern portion of 1 Hamilton, including public restrooms, 38 public parking spaces and one electric (EV) charger with two ports or “stations” and further explore building affordable housing on the proposed site.

In March 2022, City staff began working with the EAH Team to advance work as part of the ENA, including supporting EAH as it conducted a series of large public workshops and smaller scale neighborhood meetings. This input led to the formulation of a range of project design options and on- and off-site needed improvements and other suggestions that could benefit the surrounding community.

On September 19, 2022, the City Council directed staff to further consider and evaluate relocating existing facilities (38 parking spaces, restroom facilities and one electric vehicle charging station) to the adjacent Public Safety Building (PSB) parking lot.

On November 30, 2022, City Staff and the EAH Team presented the preliminary site planning and design work to City Council and Planning Commission, with a recommended building concept and site plan for the relocation of existing facilities to the adjacent parking lot as a condition of building and managing affordable housing on the site. Planning Commission and City Council supported the recommendation and Council directed staff to assemble a development review package, which includes the environmental review of the proposed project.

INTRODUCTION: The purpose of an EIR is to inform decision makers and the general public of the environmental effects of a proposed project. The EIR process is intended to provide environmental information sufficient to evaluate a proposed project and its potential for significant impacts on the environment; examine methods of reducing adverse environmental impacts; and consider alternatives to the project.

The 1 Hamilton Drive Affordable Housing Development Project Draft EIR will be prepared and processed in accordance with CEQA and the CEQA Guidelines. In accordance with CEQA, the Draft EIR will include the following:

- Summary of the proposed project and its potential environmental effects;
- Description of the proposed project;
- Description of the existing environmental setting, potentially significant environmental impacts, and mitigation measures;
- Alternatives to the proposed project;
- Cumulative impacts; and
- CEQA conclusions, including: 1) the growth-inducing impacts of the proposed project; 2) any significant environmental effects which cannot be avoided if the project is implemented; 3) any significant irreversible and irretrievable commitments of resources; and 4) effects found not to be significant.

PROJECT LOCATION: The project site is located on the northern portion of the parcel at 1 Hamilton Drive in the City of Mill Valley, situated in Marin County, California. The project site is a triangle shape bounded by Hamilton Drive to the west and northwest and Roque Moraes Drive to the east and northeast. The entire parcel is zoned as Open Area (OA) with the General Plan Land Use designation of Community Facilities (CF). The City's Public Safety Building (PSB) is located adjacent to the project site to the south. Surrounding General Plan Land Use designations include Single Family Residential to the north; Single Family and Multi Family Residential to the south and east; and Community Facilities, including the PSB, community garden, Hauke Park and playing fields to the south and west.

The 1 Hamilton Drive parcel (Accessor Parcel Number: 030-250-01) is owned by the City and is approximately 11 acres in size. The western portion of the parcel is considered Bayland and includes Hauke Park and Bayfront Park. The southeastern portion of the parcel includes the City's PSB and an associated parking lot that serves the administrative offices of the City's Police Department and Fire Station 7, a ground mounted solar array, and a community garden to the south. The project area comprises the northern portion of the parcel and is approximately 1.6 to 1.8 acres in size. The actual size of the project site will be determined based on community input and physical design of the proposed housing. The northern portion of the parcel currently includes vacant land, a public parking lot with 38 parking spaces, one electric vehicle charging station with two ports, and public restrooms.

The project site contains 66 trees including 42 native trees. Tree species on-site include coast live oak, cork oak, Canary Island pine, black locust, blackwood acacia, ash, and California buckeye. Vegetation on the remainder of the site consists of non-native annual grassland. No trees on-site qualify as heritage trees under the City tree ordinance (Chapter 12.04, MVMC). Two seasonal wetlands potentially subject to jurisdiction by the U.S. Army Corps of Engineers and Regional Water Quality Control Board totaling 0.01 acre are located on the project site adjacent to Hamilton Drive.

PROPOSED PROJECT/PROJECT DESCRIPTION: The project includes the development of up to 50 affordable housing units, 65 on-site residential parking spaces, and private outdoor spaces. The project also includes the replacement of the existing public parking lot and restroom facilities currently located in the southwestern corner of the project site. The relocation of these facilities will be accomplished by reconfiguring the PSB parking lot, which will include up to 50 public parking spaces, public restrooms, and electric vehicle charging. The new public restrooms will be located adjacent to the northern side of the PSB. The project site, proposed development footprint, and surrounding land uses are depicted on Figure 2. Proposed project characteristics are described in more detail below.

Replacement of Existing Facilities

The proposed project would reconfigure the Public Safety Building (PSB) parking lot to accommodate up to 50 public parking spaces, public restrooms, and electric vehicle charging as a required condition of approval to develop housing on the project site. The public parking spaces would be configured into a “Lot A” and “Lot B” located on each side of the PSB, as shown on Figure 2.

Approximate Unit Count and Size

Based on site considerations, construction costs and the current financing environment, EAH estimates the number of units required to build on the property is approximately 45 units. This is consistent with the Exclusive Negotiating Agreement (ENA) established with EAH to evaluate the feasibility of building 40-50 affordable rental units on the site. The Draft EIR will analyze 50 units as a conservative measure to evaluate the maximum potential number of anticipated units. The affordable bedroom mix is anticipated to be as follows: 39% 1-bedroom units (approximately 575 square feet); 36% 2-bedrooms (approximately 836 square feet); 25% 3-bedrooms (approximately 1,025 square feet). There is also one dedicated 3-bedroom unit to house the property manager on site.

Residential Parking

The proposed project would provide at least 65 residential parking spaces in a podium style parking garage underneath the proposed housing units. Building affordable housing allows for reduced parking standards through the State Density Bonus Law. Recent changes to the law allow for further reductions; however, the proposed project design provides at least 1 residential parking space per unit. Based on the maximum unit count of 50 units, the proposed parking ratio is approximately 1.3 parking spaces per unit. Visitor parking is not required based on state requirements but is proposed as part of the reconfigured PSB parking lot in association with general public parking.

Entry to Residential Parking Garage

The proposed entry to the residential parking garage connects to the proposed public parking Lot B to reduce curb cuts along Hamilton Drive.

Visitor Parking and Parking Management

The City is recommending creating time-limited parking restrictions (e.g., 4-hour limit) for the public parking spaces in Parking Lots A and B depicted in Figure 2 that are adjacent to the proposed housing

site on Hamilton Drive. This will allow for the turnover of parking regardless of use and will address concerns about extended residential and/or visitor parking in the public parking area.

Building Footprint, Massing and Location

The proposed building footprint for the housing development is located on flat and level areas of the site in order to minimize the amount of necessary grading. The maximum anticipated gross building area is approximately 66,000 square feet.

Conceptual design refinements are currently underway and are expected to be completed by the time the DEIR is circulated for public review. At this time, preliminary building designs include a ground floor parking garage (up to 22,000 square feet), with a 3-story podium building (up to 29,000 square feet) that includes residential area (up to 40,000 square feet); common area (up to 2,500 square feet); office space (up to 1,300 square feet); and circulation area (up to 16,500 square feet). The total residential Floor Area anticipated as part of the project is .80 and the maximum height of the structure would be 58 feet at its highest peak, depending on final roof design and podium height. Private outdoor spaces for residents include a front courtyard area, approximately 6,000 square feet in size.

Tree Removal and Replacement

Based upon current site plans, approximately 40 of the trees on-site would be removed in order to construct the proposed project. Approximately 20 of these trees are coast live oaks, having an average size of 13.6 inches diameter at breast height and an average height of 19 feet. The project will be required to obtain a permit to remove trees from the site and comply with all applicable tree replacement or in-lieu fee mitigation requirements.

Project Approvals

The final project application to the City will include:

- Proposed site plans and building designs for Design Review.
- A proposed tentative parcel map to create a separate parcel for the northern portion of 1 Hamilton.
- A request to rezone the newly created parcel from O-A (Open Area) to RM-B (Multi-family Residential-Bayfront) to permit multi-family residential on the property.
- Tree removal permit.
- A long-term ground lease or similar document allowing EAH to construct and manage housing on the site.

RELATIONSHIP TO HOUSING ELEMENT DSEIR: The City is also analyzing the concept of housing on the 1 Hamilton site on a programmatic level in the Draft Subsequent Housing Element EIR (DSEIR). The Housing Element DSEIR is a “program EIR” which analyzes the impacts of the policies laid out in the Housing Element on the City of Mill Valley as a whole, pursuant to CEQA. The Housing Element DSEIR will not include a site-specific, project-level analysis of the proposed 1 Hamilton development or any other site described in the sites inventory, nor is it required to include such an analysis.

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This NOP is for a project-level DEIR that will specifically evaluate the direct and indirect impacts of the proposed 1 Hamilton project. It is anticipated that this project-level DEIR will be circulated for public comment after publication of the Housing Element DSEIR.

PROBABLE ENVIRONMENTAL EFFECTS: An Initial Study providing more detail regarding the anticipated scope of the DEIR will be released on the project website (www.cityofmillvalley.org/hamilton) in January during the scoping period. It is anticipated that the proposed project may have potentially significant environmental effects in the following areas: Aesthetics; Biological Resources; Cultural Resources; Energy; Geology and Soils; Hazards and Hazardous Materials; Land Use and Planning; Noise; Population and Housing; Public Services; Recreation; Transportation; Tribal Cultural Resources; and Utilities and Service Systems. The project is not anticipated to result in potentially significant environmental effects in the following areas: Agriculture and Forestry Resources; Air Quality; Greenhouse Gas Emissions; Hydrology and Water Quality; Mineral Resources; and Wildfire. The level of analysis for these subject areas may be refined or additional subject areas may be analyzed based on responses to this NOP, the Initial Study, and/or refinements to the proposed project. More detail concerning the proposed DEIR analyses is presented below.

Aesthetics

The aesthetics discussion and analysis in the DEIR will evaluate the visual impact of the project with regard to building height, bulk/mass, and viewshed alteration/obstruction. The project will be evaluated for consistency with applicable City design guidelines and other policies related to the protection of views from public corridors.

Biological Resources

This section of the DEIR will evaluate the project's impact on trees, wetlands, and other vegetation at the project site, as well as the project's potential to impact special status plant and wildlife species. A discussion of the potential relevant regulatory agency approvals necessary for project implementation will also be included.

Cultural Resources

This section of the DEIR will evaluate the project's potential to disturb archaeological resources, both known and unknown, at or within the vicinity of the project site.

Energy

The proposed project would create new development capacity that would result in increased energy demand. The three primary sources of energy demand would likely be fuel use in vehicles, and electricity and natural gas use in buildings. The net change in demand for these types of energy will be evaluated. Because the threshold of significance for energy impacts is qualitative, the impact discussion and analysis will also be qualitative.

Geology and Soils

The project site is located on a sloping hillside. This section of the DEIR will evaluate the potential for the project to exacerbate the effects of geologic hazards, such as landslides, soil instability, and seismic ground shaking/surface rupture. In addition, the presence of naturally occurring asbestos on-site will be evaluated and relevant mitigation identified as necessary.

Hazards and Hazardous Materials

The project site is located adjacent to the City of Mill Valley's PSB, which includes fire and police stations and is a staging location for emergency response. This section of the DEIR will evaluate the project's potential impact on adopted emergency response and evacuation plans.

Land Use and Planning

This section of the DEIR will evaluate the project's consistency with adopted land use policies that are applicable to the project and project site. A discussion of project conformance with the City's current Housing Element and draft Housing Element Update will be included.

Noise

This section will address whether the proposed project would result in an increase in noise levels during both construction and future operation in violation of City policies and applicable municipal regulations.

Population and Housing

The DEIR will evaluate the impact of the project on population and housing within the City.

Public Services

This section of the DEIR will address whether the proposed project would require new or expanded public services facilities, such as fire/police protection, schools, parks, and libraries, and whether those facilities would result in significant environmental impacts.

Recreation

This section of the DEIR will address whether the proposed project would require new or expanded recreational facilities and whether the project would adversely affect existing parks and recreational facilities within the City.

Transportation

This section of the DEIR will address the vehicle miles traveled (VMT) impacts of the project as well as the project's consistency with applicable General Plan policies pertaining to City roadway performance criteria, safety, and multi-modal accessibility (pedestrian circulation, bicycle routes).

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Tribal Cultural Resources

This section of the DEIR will describe the City's AB 52 tribal consultation process for the project and evaluate whether the project may result in an adverse change on the significance of a tribal cultural resource.

Utilities and Service Systems

This section will address possible physical changes associated with expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunication services at the project site. The ability of existing water supplies, water/wastewater treatment capacity, and solid waste disposal systems to serve the project will be evaluated. Multiple relevant agencies and utilities will be consulted in the preparation of this analysis.

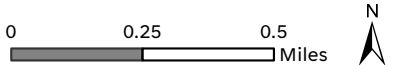


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Sources National Geographic, WRA | Prepared By: kobylarz, 11/11/2022

Figure 1. Regional and Vicinity Map

1 Hamilton Drive
Mill Valley, California



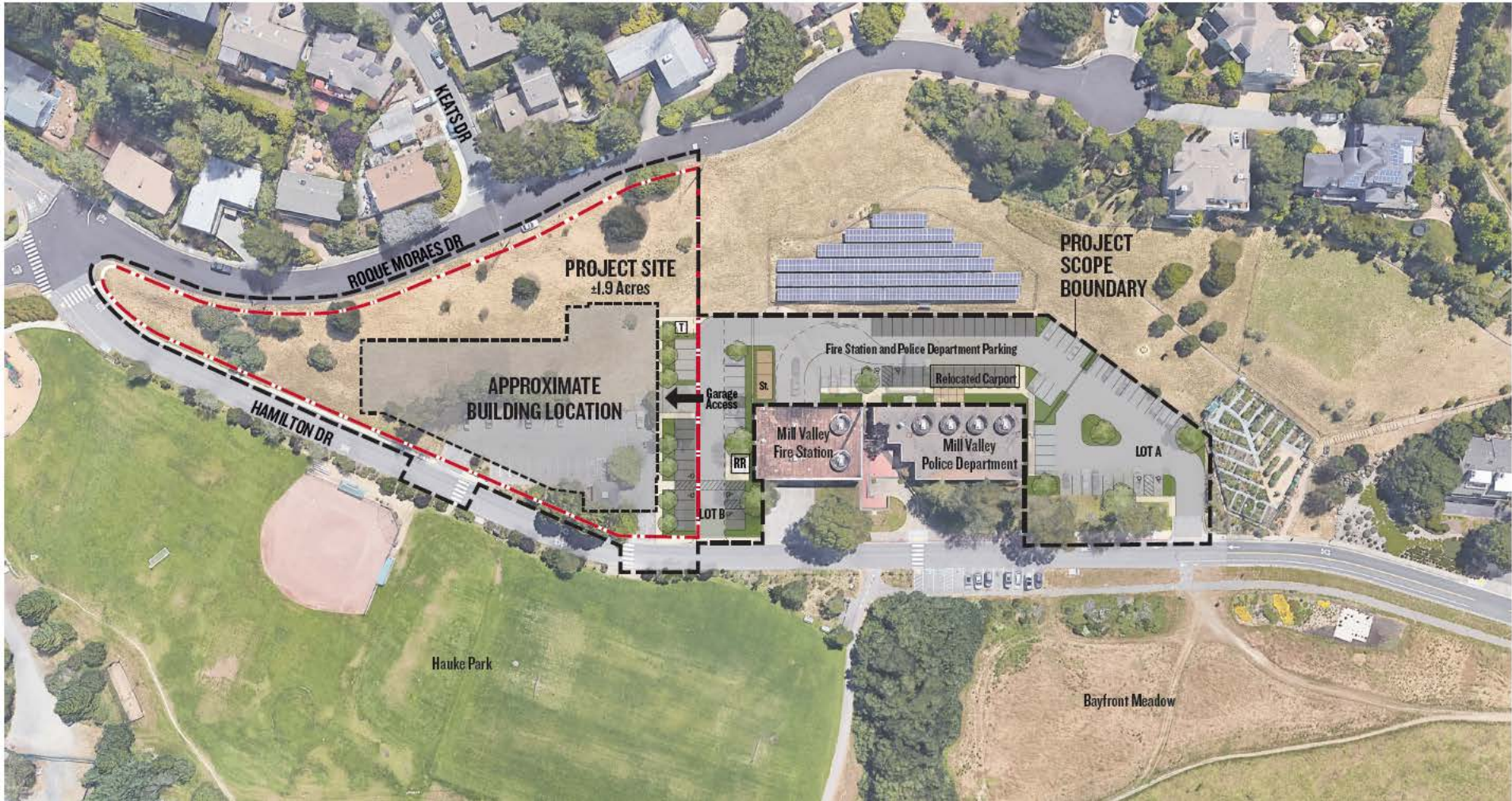


Figure 2. Project Site Plan

1 Hamilton Affordable Housing Development Project
Mill Valley, California

