



NOTICE OF AVAILABILITY
DRAFT ENVIRONMENTAL IMPACT REPORT ("EIR")
1 HAMILTON DRIVE AFFORDABLE HOUSING DEVELOPMENT (Project)

PROJECT TITLE: 1 Hamilton Drive Affordable Housing Development (SCH# 2022120597)

PROJECT WEBSITE: <https://www.cityofmillvalley.org/Hamilton>

LEAD AGENCY: City of Mill Valley **DIVISION:** Planning Department

PROJECT LOCATION: The Project site is located on the 13-acre City-owned parcel (Assessor Parcel Number 030-250-01) located at 1 Hamilton Drive in Mill Valley, California. The 3.67-acre Project site consists of a portion of the parcel on the east side of Hamilton Drive, which includes the City's Public Safety Building (PSB) and the area to the north which includes a public parking lot and restroom facilities.

PROJECT DESCRIPTION: The Project includes the establishment of a long-term ground lease with EAH Housing for the approximately 1.75-acre northeastern portion of a City-owned parcel located at 1 Hamilton Drive. As part of the proposed Project, this portion of the 1 Hamilton Drive parcel (herein referred to as the "housing site") would be rezoned from O-A (Open Area) to RM-B (Multi-family Residential Bayfront), allowing for the development of affordable multifamily rental housing. The proposed Project includes the development of up to 50 affordable rental housing units and approximately 63 residential parking spaces on the housing site. The Project also includes the relocation of the existing 38 public parking spaces, one EV charging station with two ports, and restroom facilities currently located on the housing site to the adjacent PSB parking lot (also referred to as "PSB site", "PSB parking lot"). The relocation of these facilities would be accomplished by reconfiguring the PSB parking lot to provide secured private parking and storage for public safety employees, approximately 50 public parking spaces to replace the 38 public parking spaces lost due to the Project on the housing site, public restrooms, and EV charging. The Project would also include pedestrian facility safety upgrades to the three existing crosswalks across Hamilton Drive between the Project site and Hauke Park, such as updated high-visibility crosswalk markings, advanced pavement warning markings, and reflective crossing warning signs.

NOTICE OF AVAILABILITY OF THE DRAFT EIR

The City of Mill Valley Planning Department, acting as the lead agency under the California Environmental Quality Act (CEQA) has determined that the 1 Hamilton Drive Affordable Housing Development Project could result in potential environmental impacts and has therefore required that a Draft Environmental Impact Report (EIR) be prepared to evaluate those potentially significant adverse environmental impacts.

ANTICIPATED ENVIRONMENTAL EFFECTS:

Potentially significant impacts were identified related to air quality, biological resources, cultural and tribal cultural resources, geology and soils, greenhouse gas emissions, noise, and utilities and service systems. The Draft EIR indicates that the proposed Project would not result in any significant and unavoidable impacts that could not be mitigated to a less than significant level with the implementation of mitigation measures contained in the Housing Element Update Subsequent EIR and those identified in the Draft EIR for the Project. The City of Mill Valley Planning Department, as lead agency, would ensure implementation of applicable mitigation measures, which would reduce all impacts of the Project to a less than significant level.

PUBLIC REVIEW AND COMMENT PERIOD: NOVEMBER 1- DECEMBER 15, 2023

The 45-day public review period for the Draft EIR begins on November 1, 2023, and concludes on December 15, 2023. All comments received during the review period will be considered prior to finalizing the EIR and before the City Council makes a decision on the Project. Any interested party may comment on the Project or the Draft EIR. Comments should focus on the sufficiency of the Draft EIR in discussing potential impacts on the physical environment and ways in which potential adverse effects might be minimized in light of the Draft EIR's purpose to provide useful and accurate information about such factors.

Please send written comments to:

Steven Ross, Senior Planner
ross@cityofmillvalley.org
City of Mill Valley
26 Corte Madera Avenue
Mill Valley, CA 94941

Following the close of the public review period for the Draft EIR, the City will prepare a Final EIR, incorporating all comments received during the public comment period, for consideration by the City Council, at a date for which notice shall be provided. As required by CEQA (PRC Section 21092.5), the Final EIR, including written responses to the comments submitted by public agencies, will be available at least 10 days prior to certification.

PUBLIC MEETING ON THE DRAFT EIR: NOVEMBER 28, 2023 (6:30PM)

The City of Mill Valley Planning Commission will host an in-person public meeting on the Draft EIR to allow interested parties an opportunity to provide oral comments on the Draft EIR. The meeting will be held on Tuesday, November 28, 2023 at 6:30 PM in the City Council Chambers at Mill Valley City Hall located at 26 Corte Madera Avenue in Mill Valley, CA. Information on the public meeting can be accessed at <https://www.cityofmillvalley.org/Hamilton>.

You may submit comments in writing during the above-referenced comment period or attend the meeting in person to submit oral comments. You can also view the meeting (but not comment) remotely via City website: <https://www.cityofmillvalley.org/278/Watch-Meetings-Online>. If you require assistance or accommodation to participate in a Planning Commission meeting, please contact the City Clerk at (415) 388-4033 (TYT 711) at least 24 hours prior to the meeting. The City will use its best efforts to make reasonable accommodations to provide as much accessibility as possible, while also maintaining public safety.

DOCUMENT AVAILABILITY ONLINE AND IN PERSON:

The Draft EIR is available online on the project website at: <https://www.cityofmillvalley.org/Hamilton>. A hard copy of the Draft EIR is available for review at Mill Valley City Hall in the Planning Department, located at 26 Corte Madera Avenue, and the Mill Valley Public Library, located at 375 Throckmorton Avenue during normal business hours.

This notice is provided pursuant to notice requirements found in the CEQA Guidelines Section 15087 and the California Public Resources Code Section 21092.

DATE: October 30, 2023

Signature: _____



Patrick Kelly, AICP, Director of Building and Planning