

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2022120597****Project Title:** 1 Hamilton Affordable Housing Development

Lead Agency: City of Mill Valley

Contact Person: Patrick Kelly

Mailing Address: 26 Corte Madera Avenue

Phone: (415) 388-4033

City: Mill Valley

Zip: 94941

County: Marin

**Project Location:** County: Marin

City/Nearest Community: Mill Valley

Cross Streets: Hamilton Drive and Roque Moraes Drive

Zip Code: 94941

Longitude/Latitude (degrees, minutes and seconds): 37 ° 53 ' 52.42 " N / 122 ° 31 ' 21.95 " W Total Acres: 3.67

Assessor's Parcel No.: 030-250-01

Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: US 101

Waterways: Pickleweed Inlet, Richardson Bay, Arroyo Corte Madera del Presidio

Airports: Richardson Bay Heliport

Railways: none

Schools: Various

**Document Type:**

CEQA: ☐ NOP  
☐ Early Cons  
☐ Neg Dec  
☐ Mit Neg Dec

☒ Draft EIR  
☐ Supplement/Subsequent EIR  
 (Prior SCH No.)  
 Other:

NEPA: ☐ NOI  
☐ EA  
☐ Draft EIS  
☐ FONSI

Other: ☐ Joint Document  
☐ Final Document  
☐ Other:

**Local Action Type:**

☐ General Plan Update  
☐ General Plan Amendment  
☐ General Plan Element  
☐ Community Plan

☐ Specific Plan  
☐ Master Plan  
☐ Planned Unit Development  
☒ Site Plan

☒ Rezone  
☐ Prezone  
☐ Use Permit  
☐ Land Division (Subdivision, etc.)

☐ Annexation  
☐ Redevelopment  
☐ Coastal Permit  
☐ Other:

**Development Type:**☒ Residential: Units 50 Acres 1.75☐ Office: Sq.ft. Acres Employees☐ Commercial: Sq.ft. Acres Employees☐ Industrial: Sq.ft. Acres Employees☐ Educational:☐ Recreational:☐ Water Facilities: Type MGD☐ Transportation: Type☐ Mining: Mineral☐ Power: Type MW☐ Waste Treatment: Type MGD☐ Hazardous Waste: Type☒ Other: Public facility (shared site with Police & Fire Station)**Project Issues Discussed in Document:**

☒ Aesthetic/Visual  
☐ Agricultural Land  
☒ Air Quality  
☒ Archeological/Historical  
☒ Biological Resources  
☐ Coastal Zone  
☒ Drainage/Absorption  
☐ Economic/Jobs

☐ Fiscal  
☒ Flood Plain/Flooding  
☒ Forest Land/Fire Hazard  
☒ Geologic/Seismic  
☒ Minerals  
☒ Noise  
☒ Population/Housing Balance  
☒ Public Services/Facilities

☒ Recreation/Parks  
☒ Schools/Universities  
☐ Septic Systems  
☐ Sewer Capacity  
☒ Soil Erosion/Compaction/Grading  
☒ Solid Waste  
☒ Toxic/Hazardous  
☒ Traffic/Circulation

☒ Vegetation  
☒ Water Quality  
☒ Water Supply/Groundwater  
☒ Wetland/Riparian  
☒ Growth Inducement  
☒ Land Use  
☒ Cumulative Effects  
☐ Other:

**Present Land Use/Zoning/General Plan Designation:**

Present land use: public facilities. General Plan Designations: MFR-2 (multi-family residential-2). Zoning: O-A (Open Area)

**Project Description:** (please use a separate page if necessary)

The 3.67-acre Project Site resides within a portion of the 13-acre city-owned parcel on the east side of Hamilton Drive. The Project includes the establishment of a long-term ground lease with EAH Housing for the approximately 1.75-acre northeastern portion of the parcel (referred to as the "housing site") and proposes to rezone the housing site from O-A (Open Area) to RM-B (Multi-family Residential Bayfront), allowing for the development of affordable multi-family rental housing on the site. The Project proposes to develop up to 50 affordable rental housing units and approximately 63 residential parking spaces on the housing site. The Project also includes relocating 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 (Public Safety Building) parking lot (also referred to as "PSB site", "PSB parking lot") by reconfiguring the PSB parking lot to provide secured private parking and storage for public safety employees, and up to approximately 50 public parking spaces, EV charging and public restrooms. The Project also includes 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Revised 2010

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 4	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 2
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 3	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

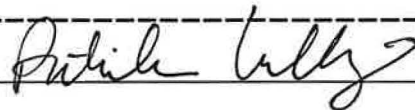
### Local Public Review Period (to be filled in by lead agency)

Starting Date November 1, 2023 Ending Date December 15, 2023

### Lead Agency (Complete if applicable):

Consulting Firm: <u>WRA, Inc.</u>	Applicant: <u>City of Mill Valley</u>
Address: <u>2169 G East Francisco Boulevard</u>	Address: <u>26 Corte Madera Avenue</u>
City/State/Zip: <u>San Rafael, CA 94901</u>	City/State/Zip: <u>Mill Valley, CA 94941</u>
Contact: <u>Rob Carnachan</u>	Phone: <u>(415) 388-4033</u>
Phone: <u>(415) 524-7252</u>	

Signature of Lead Agency Representative: \_\_\_\_\_



Date: 10/31/2023

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.