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Department of General Services
**Notice of Availability of a Draft Environmental Impact Report
for the Proposed Oak Hill Apartments Project
and Notice of a Public Hearing on March 16, 2023
to Solicit Comments on the Environmental Document**

Date: February 22, 2023

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

From: Joshua Palmer, Senior Real Estate Officer, Department of General Services

Subject: Notice of Availability of a Draft Environmental Impact Report for the Proposed Oak Hill Apartments Project (State Clearinghouse [SCH] No. 2022030718) and Notice of a Public Hearing on Thursday, March 16, 2023, at 6:00 p.m.

NOTICE IS HEREBY GIVEN that, pursuant to the requirements of the California Environmental Quality Act (CEQA), the Department of General Services (Lead Agency) has prepared a Draft Environmental Impact Report (Draft EIR) for the proposed Oak Hill Apartments Project (proposed project), which is now available for public review.

Document Availability

The Draft EIR can be reviewed at the following websites: <https://ceqanet.opr.ca.gov/2022030718> and <https://edenhousing.org/oak-hill-apartments-ceqa-review/>. Appendices are available upon request. A hard copy of the Draft EIR and technical appendices can also be reviewed at this location during business hours (Monday through Friday 9:00 a.m.–12:00 p.m. and 1:00 p.m.–5:00 p.m.):

Eden Housing
c/o Teddy Newmyer
22645 Grand Street
Hayward, CA 94541
510.582.1460

45-Day Comment Period on Draft Program EIR

The Department of General Services (DGS) is soliciting comments from responsible agencies, trustee agencies, public agencies, organizations, and members of the public regarding the Draft EIR. In accordance with the time limits established by CEQA, the Draft EIR public review period will begin on **February 22, 2023** and end on **April 10, 2023**. Please provide your written/typed comments (including name, affiliation, telephone number, and contact information) to the address shown below by 5:00 p.m. on **Monday, April 10, 2023**:

Department of General Services
Joshua Palmer, Senior Real Estate Officer
c/o FirstCarbon Solutions
2999 Oak Road, Suite 250
Walnut Creek, CA 94597
Email: rkrusenoski@fcs-intl.com

POSTED 2/22/23 **TO** 3/22/23

Project Description

The proposed project includes the implementation of the proposed Oak Hill Apartments Project. The proposed project would develop approximately 6.7 acres of the 8.3-acre project site. The 100 percent affordable housing project would include the construction of two buildings containing up to 250 new apartments. One building would provide 135 dwelling units available to low- to moderate-income educators working in and employees of the County of Marin, and the other building would include 115 dwelling units available to extremely low to low-income residents. The proposed project is not located on property located on any list specified under Govt Code §65962.5.

The two buildings would be terraced up the hillside with exterior elevations ranging from 30 feet to 60 feet in height. The proposed project would incorporate approximately 35,000 square feet of landscaped open space and approximately 35,000 square feet of outdoor amenity space, which would host a variety of passive and active recreational areas for residents including a community terrace, play area, and fenced dog area. Landscaping, grasses, trees, and open greenspace would be featured throughout the project site. The proposed project would include approximately 1,500 linear feet of pedestrian walkways throughout the site.

In addition, each building would also feature private amenity areas. In total, the proposed project would include approximately 10,000 square feet of interior amenity space including a fitness center, community room, and business room/computer lab in each building.

The project site would be accessed via a 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 four-level garage with approximately 350 parking spaces.

The Draft EIR for the proposed project identified potentially significant impacts for Air Quality; Biological Resources; Cultural Resources and Tribal Cultural Resources; Geology and Soils, as well as Hazards and Hazardous Materials. With mitigation incorporated, the proposed project would result in less than significant impacts.

Public Hearing

During the 45-day review period, DGS will hold one public hearing to provide additional opportunity for public comment on the Draft EIR for the Oak Hill Apartments Project. The hearing will be held by DGS on Thursday, March 16, 2023 at the following time and place:

San Rafael High School
185 Mission Avenue,
San Rafael, CA 94901
6:00 p.m.–8:00 p.m.

The meeting facilities will be accessible to persons with disabilities. Please contact Rachel Krusenoski via email at rkrusenoski@fcs-intl.com if any special accommodations are needed to attend the public hearing. The meeting can also be accessed virtually via Zoom using the link below.

Join the Zoom Meeting

<https://edenhousing-org.zoom.us/j/82627171608?pwd=ZkVsZWZrd3Mya2VDaXBzTjVmb1hlZz09>

Meeting ID: 826 2717 1608

Passcode: 564644

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+16699006833,,82627171608# US (San Jose)

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+1 669 900 6833 US (San Jose)

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+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 719 359 4580 US

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 689 278 1000 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

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+1 564 217 2000 US

Meeting ID: 826 2717 1608

Find your local number: <https://edenhousing-org.zoom.us/j/kq63BKGtx>