



U.S. Department of Housing and Urban  
 Development  
 451 Seventh Street, SW  
 Washington, DC 20410  
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**Environmental Assessment  
 Determinations and Compliance Findings  
 for HUD-assisted Projects  
 24 CFR Part 58**

**Project Information**

**Project Name:** Drake-Avenue-Apartments

**HEROS Number:** 900000010311721

**Project Location:** 825 Drake Ave, Marin City, CA 94965

**Additional Location Information:**

The Pacific Companies, with federal funding from the Department of Housing and Urban Development (HUD), proposes to develop a 74-unit multi-family residential building at 825 Drake Avenue (APN 052-112-03) in the unincorporated community of Marin City in Marin County, California. The approximately one-acre project site is currently developed with a triple-wide manufactured home and a small storage shed in the western portion of the site, as well as a paved driveway which is used by the apartment complex to the north of the site. The on-site structure currently serves as the base for a non-profit organization, and is not used as a residence. The Marin County Countywide Plan designates the site as Multi Family 11-45 units per acre (MF 4.5), and the site is zoned Residential Multiple Planned 34 units per acre (RMP-34).

**Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:**

The proposed project would include the demolition of all existing on-site structures, as well as removal of seven existing on-site trees, and the subsequent development of an approximately 73,793 square foot (sf) five-story, multi-family affordable housing building. A total of 74 residential units would be developed, consisting of 24 one-bedroom units, 42 two-bedroom units, and eight three-bedroom units. The residential units would be affordable for households earning 30 to 70 percent of the annual median income (AMI) for Marin County. The proposed building would also include a community space, office, and laundry room. Construction is anticipated to occur over approximately two years, starting in May 2023. Primary site access would be provided with new paved driveways from Drake Avenue in the southeastern corner of the project site, and from Park Circle in the northwestern corner of the site. A total of 24 surface parking spaces would be developed as part of the proposed project, including one space reserved for ride sharing, and two spaces designed to be compliant with the Americans With Disabilities Act (ADA).

**Funding Information**

Grant Number	HUD Program	Program Name
MHA-PBV-CB-2023	Public Housing	Project-Based Voucher Program

**Estimated Total HUD Funded Amount:** \$0.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$56,822,593.00

**Mitigation Measures and Conditions [CFR 1505.2(c)]:**

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

<b>Law, Authority, or Factor</b>	<b>Mitigation Measure or Condition</b>
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	Prior to issuance of grading permits, the project Civil Engineer shall show on the project plans that the project design adheres to all engineering recommendations provided in the site-specific Geotechnical Engineering Investigation prepared for the proposed project by Krazan & Associates, Inc. Proof of compliance with all recommendations specified in the Geotechnical Engineering Investigation shall be subject to review and approval by the County Engineer.
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	Prior to issuance of grading permits, the grading plans shall require, via notation, that the contractor comply with all tree preservation recommendations provided in the site-specific Arborist Survey Report prepared for the proposed project by WRA, Inc. Proof of compliance with all recommendations specified in the Arborist Survey Report shall be subject to review and approval by the Marin County Community Development Agency.
Clean Air Act	Prior to grading permit approval, the project applicant shall show on the plans via notation that the contractor shall ensure that the heavy-duty off-road vehicles (50 horsepower or more) to be used in the construction project, including owned, leased, and subcontractor vehicles, shall not generate average annual PM2.5 emissions in excess of 0.0202 tons PM2.5 per year. The PM2.5 reduction shall be achieved by requiring a combination of engine Tier 3 or Tier 4 off-road construction equipment or the use of hybrid, electric, or alternatively fueled equipment. In addition, all off-road equipment working at the construction site must be maintained in proper working condition according to manufacturer's specifications. Idling shall be limited to five minutes or less in accordance with the Off-Road Diesel Fueled Fleet Regulation as required by CARB. Portable

	<p>equipment over 50 horsepower must have either a valid District Permit to Operate (PTO) or a valid statewide Portable Equipment Registration Program (PERP) placard and sticker issued by CARB. The aforementioned requirements shall be noted on Grading Plans and submitted for review and approval by the Marin County Community Development Agency.</p>
<p>National Historic Preservation Act</p>	<p>Prior to issuance of grading permits, the grading plans shall require, via notation, that the contractor comply with all measures identified in the site-specific Archeological and Tribal Monitoring Plan prepared for the proposed project by Evans &amp; De Shazo, Inc. during all ground-disturbing activities. Proof of compliance with all recommendations specified in the Archeological and Tribal Monitoring Plan shall be submitted to the Marin County Community Development Agency for review and approval.</p>

**Project Mitigation Plan**

Mitigation shall be implemented prior to issuance of grading permits, subject to review and approval by the Marin County Community Development Agency or the County Engineer.

**Determination:**

<input checked="" type="checkbox"/>	<p>Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment</p>
<input type="checkbox"/>	<p>Finding of Significant Impact</p>

Preparer Signature:  Date: March 30, 2023

Name / Title/ Organization: Tamara Taylor /Senior Planner/ MARIN COUNTY

Certifying Officer Signature:  Date: March 30, 2023

Name/ Title: Matthew Hymel, County Administrator

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).