



Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain and Wetland

To: All interested Agencies, Groups and Individuals

This is to give notice that the County of Marin has determined that the following proposed action under consideration is located in the 100-year and 500-year floodplain, and that the site contains wetlands. The County of Marin will be identifying and evaluating practicable alternatives to locating the action in the floodplain and wetland, as well as the potential impacts on the floodplain and wetlands from the proposed action. This is required by Executive Order 11988, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands.

The project qualifies as a federal undertaking in that federal funds have been awarded to the project from the Project-Based Section 8 Voucher program, a program of the U.S. Department of Housing and Urban Development (HUD), by the Housing Authority of the County of Marin. A federal environmental review is required and is being prepared pursuant to 24 CFR Part 58, HUD environmental regulations. The County of Marin is acting as the Responsible Entity on behalf of the Housing Authority of the County of Marin.

1251 S. Eliseo LLC, an affiliate of Episcopal Community Services, the project sponsor, proposes to substantially rehabilitate an existing commercial building located at 1251 South Eliseo Drive in Larkspur, California (APN 022-812-28) for use as affordable housing for homeless individuals and those at risk of homelessness. The existing one-story building is a 43-unit former skilled nursing facility constructed in 1969 on a 1.3-acre project parcel in the City of Larkspur and is situated along the north bank of Corte Madera Creek. The project site slopes approximately 1.5 percent to the east.

The project would entail substantial rehabilitation of the interior of the existing building to convert the existing 43 efficiency residential units to 44 units. Unit plumbing will be upgraded to provide showers/baths in each unit. The existing commercial kitchen would be converted into community dining and activity rooms, services offices, and wellness areas. One manager's unit will be reserved for on-site, live-in staff. The on-site parking lot will be resurfaced and restriped. Areas around the building and in the parking lot would be re-landscaped with drought-tolerant species. The project site contains approximately 12 trees, mostly along Corte Madera Creek. Two trees, one in a central courtyard and the other at the street frontage, would be removed. The remaining 10 trees would be retained as part of project implementation. Trees to be removed would not be located within the wetland or riparian areas.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and wetlands and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the floodplain and wetland, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains and wetlands can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains and/or wetlands, it must inform those who may be put at greater or continued risk.

Written comments must be received by the County of Marin on or before April 1, 2022 via email to the County of Marin Housing & Federal Grants Division at federalgrants@marincounty.org. Information on the project is available at the following website:

<https://www.marincounty.org/depts/cd/divisions/federal-grants>

Date: March 17, 2022