



COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

**Early Notice and Public Review of a Proposed
Activity in a 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 Community Development Block Grant/Entitlement Grant (CDBG) program is located in the 500-year floodplain and a wetland exists on the site. The County of Marin will be identifying and evaluating practicable alternatives to locating the action in the wetland and the potential impacts on the floodplain and wetland from the proposed action, as required by Executive Order 11990, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands.

Eden Housing Inc. (Eden) and Education Housing Partners, Inc. (EHP, and together with Eden, the applicant) are proposing to develop the Oak Hill Apartments project (proposed project) on approximately 6.7 acres of an 8.3-acre parcel (portion of APN 018-152-12). 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.

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/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 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 September 16, 2023 via email to Tammy Taylor, Senior Planner, Environmental, Housing & Federal Grants Division, County of Marin at ttaylor@marincounty.org.

Information on the project is available at the following website:
<https://www.marincounty.org/depts/cd/divisions/environmental-planning/nepa>

Date: September 1, 2023