



**NOTICE OF PREPARATION AND
 NOTICE OF PUBLIC SCOPING MEETING
 FOR THE
 MARINWOOD PLAZA ENVIRONMENTAL IMPACT REPORT**

Marin County will be preparing an Environmental Impact Report (EIR) for the Marinwood Plaza Project, as proposed by the applicant, BRIDGE Housing Corporation. BRIDGE Housing Corporation has submitted Master Plan, Precise Development Plan, Lot Line Adjustment, Lot Merger, and Right of Way Abandonment applications on behalf of the property owner, Marinwood Plaza, LLC. The site is currently made up of four separate lots and is developed with a shopping center. Existing development on the site includes a 33,514 square foot commercial building near the center of the site, a wireless facility in the southern corner of the site, and various site improvements including a parking lot, utilities, and landscaping. Although the majority of the commercial building is vacant, 15,190 square feet of the building is occupied by the Marinwood Market, and a smaller liquor store also remains. There is additionally the Marinwood Farmer's Market, which operates on the site on a weekly basis throughout the year. The applicant proposes to demolish 18,324 square feet of the existing commercial building and retain the remainder as the Marinwood Market. The existing liquor store would be relocated to the northern lot. The existing Farmer's Market will continue. The applicant would redevelop the northern and southern portions of the site with residential, commercial, and mixed use buildings. The total building area proposed is 124,302 square feet, including the portions of the commercial building proposed to remain and the proposed carports. Businesses and market rate apartments would be developed on the northern lot, while the southern lot would be developed with buildings with affordable apartments.

The property is zoned CP (Planned Commercial) and the Countywide Plan Designation is GC HOD (General Commercial/Mixed Use with Housing Overlay District). The property is located at 187 Marinwood Avenue, San Rafael, CA 94903, and is further identified as Assessor's Parcels 164-471-64, -65, -69, and -70. Merger and Lot Line Adjustment approval is necessary for the project because the applicant seeks to reduce the number of lots on site from four to three and to adjust the resulting lot boundaries. A right of way abandonment (processed by the Department of Public Works) is required because the applicant seeks to incorporate a portion of Marinwood Avenue into the property. Master Plan and Precise Development Plan approval is required because the property is in a Planned Commercial zoning district. Specific details of the project are provided online at <http://www.marincounty.org/depts/cd/divisions/planning/projects>.

Marin County is the lead agency, pursuant to the State Guidelines for the California Environmental Quality Act (State CEQA Guidelines Section 15050) for the preparation of an EIR. This EIR is being prepared by Marin County in accordance with CEQA, the State of California CEQA Guidelines, and County Environmental Impact Review Guidelines. The EIR will evaluate the project with respect to all of the following topical issues, but will focus on some issues more than others:

1) Land Use & Planning	6) Transportation/Traffic	12) Utilities & Service Systems
2) Population & Housing	7) Biological Resources	13) Aesthetics/Visual Resources
3) Geology and Soils	8) Energy & Natural Resources	14) Cultural Resources
4) Hydrology and Water Quality	9) Hazards and Hazardous Materials	15) Agriculture and Forestry Resources
5) Air Quality	10) Noise	16) Greenhouse Gas Emissions
	11) Public Services and Recreation	17) Mineral Resources

To ensure that the EIR for this project is thorough and adequate, and meets the needs of all agencies reviewing it, we are soliciting comments on specific issues to be included in the environmental review. Public comments on the scope of issues to be evaluated in the EIR are encouraged. Details of the proposed project are on file with the office of the Marin County Community Development Agency, 3501 Civic Center Drive, Suite 308, San Rafael, CA 94903-4157, and are available for public review between the hours of 8:00 a.m. to 4:00 p.m., Monday through Thursday.

So that the EIR will address any additional issues that may be of concern to the public for this proposed project, the County will also conduct a public scoping meeting on **Saturday, March 29, 2014 from 10:30 a.m. to 12:30 p.m., at the Lucas Valley Community Church, 2000 Las Gallinas Avenue, San Rafael, CA 94903.** Public Agencies, Community Groups and interested members of the public are invited to attend this meeting and present oral or written comments on the proposed project. Hard copies of the scoping session materials will not be distributed in advance of the meeting. However, the scoping session materials can be found on the Environmental Planning website at <http://www.marincounty.org/depts/cd/divisions/planning/environmental-review/eir-current-projects> and will be available in hard copy at the scoping session.

Please note that you have received a paper copy of this notice because you are currently on the distribution list to receive notices for this project in hard copy, however as of July 2012, our policy regarding distributing paper copies has been enhanced to align with our Countywide Plan goals of conserving resources. Under our new noticing program, you can continue to receive notifications about this project by subscribing to receive cyber-notices that will be sent to the email address of your choosing. There is no fee to subscribe, and you will receive the notices as soon as they are publicly released. Please sign up at <http://www.marincounty.org/depts/cd/divisions/planning/environmental-review/eir-current-projects>. Should you choose to opt out of the free on-line subscription, please contact Tammy Taylor at (415) 473-7873 or taylor@marincounty.org in order to receive paper copies of the notices in the future. Otherwise, this is the only notice that will be distributed for this project in hard copy, unless otherwise formally requested by you.

If you wish to comment during the Notice of Preparation (NOP) comment period, or if you cannot attend the scoping meeting, we will accept written comments about the scope of the environmental report until the close of the NOP comment period at **4:00 p.m. on Monday, April 7, 2014**. Commenters are advised to mail written comments postmarked on or before April 7, 2014 to the attention of Rachel Reid, Environmental Planning Manager at 3501 Civic Center Drive, Suite 308, San Rafael, CA 94903. Comments can also be submitted via email to envplanning@marincounty.org before the end of the comment period deadline. If you have any questions, or need additional information concerning the scoping meeting or would like to request a hard copy of the scoping session materials, please contact Tammy Taylor, Environmental Planning Aide, CDA, at (415) 473-7873. Please direct questions about the project merits to Lorene Jackson, Planner at (415) 473-5084.

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Rachel Reid,
Environmental Planning Manager



The Lucas Valley Community Church is accessible to persons with disabilities. If you require American Sign Language interpreters, assistive listening devices, or if you require this document in an alternate format (example: Braille, Large Print, Audiotape, CD-ROM), or if you require other accommodations to participate in this meeting, you may request them by calling (415) 473-2255 (voice/TTY) or 711 for the California Relay Service or e-mailing disabilityaccess@marincounty.org at least **four working days** in advance of the event.