



COMMUNITY DEVELOPMENT AGENCY  
PLANNING DIVISION

March 29, 2014

Dear Interested Community Member:

RE: Scoping Session for the Marinwood Plaza Project

I would like to invite you to a public scoping session regarding the Environmental Impact Report (EIR) for the proposed Marinwood Plaza Project at the **Lucas Valley Community Church at 2000 Las Gallinas Avenue, San Rafael, CA 94903 on Saturday, March 29, 2014 from 10:30 am to 12:30 pm.**

The purpose of the meeting is to identify environmental issues and concerns that the public may have about the proposed project so that these issues can be evaluated in the program EIR being prepared by the Marin County Community Development Agency. 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>.

Please make every effort to join us and share your concerns about the EIR. If you would prefer to submit your comments on the scope of the EIR in writing, or cannot attend the scoping meeting, we will accept written comments about the scope of the environmental report until 4:00 p.m. on Monday, April 7, 2014. Please send any written comments to the attention of Rachel Reid, Environmental Planning Manager at 3501 Civic Center Drive, Suite 308, San Rafael, CA 94903. Comment letters should clearly identify and include in the subject heading Comments on the Marinwood Plaza Project EIR in order to distinguish these comments from any comments received on other project applications. Comments can be emailed to [envplanning@marincounty.org](mailto:envplanning@marincounty.org) or mailed to the Marin County Community Development Agency, 3501 Civic Center Drive, Suite 308, San Rafael, CA 94903-4157 to the attention of Rachel Reid, Environmental Planning Manager. **Commenters are advised to mail written comments postmarked on or before April 7, 2014.**

If you have any questions concerning the scoping meeting please contact Tammy Taylor, Environmental Planning Aide, CDA, at (415) 473-7873. Please direct questions about the project to Lorene Jackson, Planner at (415) 473-5084.

Sincerely,

Rachel Reid  
Environmental Planning Manager

**Attachments:**

Combined Notice of Preparation and Scoping Session

Agenda

EIR Procedure Information

Written Comment Form

Map to Scoping Session

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