

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

**Project Title:** Donahue Highlands Master Plan

Lead Agency: Marin County Community Development Agency

Contact Person: Rachel Reid, Env. Planning Manager

Mailing Address: 3501 Civic Center Drive, Suite 308, San Rafael, CA 94903

Phone: 415-473-6269

City: San Rafael

Zip: 94903

County: Marin

**Project Location:** County: Marin

City/Nearest Community: Marin City

Cross Streets: Donahue Street and Bay Vista Circle

Zip Code: 94965

Longitude/Latitude (degrees, minutes and seconds): 37 ° 52 ' 27 " N / 122 ° 31 ' 12 " W Total Acres: 49.8

Assessor's Parcel No.: 052-140-33

Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: 101

Waterways:

Airports:

Railways:

Schools:

**Document Type:**CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☐ Mit Neg Dec

Other:

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ General Plan Amendment☒ Master Plan☐ Prezone☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)

OCT 01 2019

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**Development Type:**☒ Residential: Units 18 Acres 49.8☐ Office: Sq.ft. Acres Employees☐ Transportation: Type☐ Commercial: Sq.ft. Acres Employees☐ Mining: Mineral☐ Industrial: Sq.ft. Acres Employees☐ Power: Type MW☐ Educational:☐ Waste Treatment: Type MGD☐ Recreational:☐ Hazardous Waste: Type☐ Water Facilities: Type MGD☐ Other:**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☐ Agricultural Land☐ Flood Plain/Flooding☐ Schools/Universities☒ Water Quality☒ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☐ Water Supply/Groundwater☒ Archeological/Historical☐ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☐ Minerals☐ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☐ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☐ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other:**Present Land Use/Zoning/General Plan Designation:**

Residential Multiple Planned, .5 units per acre and Planned Residential/1 unit per 1-10 acres

**Project Description:** (please use a separate page if necessary)

The applicant is requesting Master Plan approval to subdivide an existing 49.8 acre lot, located at the terminus of Donahue Street in Marin City, into 18 single-family residential lots. The project site is presently undeveloped, with the exception of a MMWD water tank on the northern portion of the site, and the existing Alta Fire Road, which traverses the central portion of the project site, from north to south. The fire road connects Donahue Street to GGNRA trails to the south of the project site. The proposed Master Plan anticipates subdivision of the project site into 18 residential lots, which would be developed with 18 detached single-family residences, three of which would be affordable, and 15 of which would be market rate units.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Emergency Services
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Office of Public School Construction
<input checked="" type="checkbox"/> Caltrans District #4	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Central Valley Flood Protection Board	<input checked="" type="checkbox"/> Regional WQCB # 2
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Fish & Game Region #3	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: GGNRA/ US National Park Service
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other:
<input type="checkbox"/> Integrated Waste Management Board	
<input checked="" type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date October 1, 2019 Ending Date October 31, 2019

### Lead Agency (Complete if applicable):

Consulting Firm: ESA Applicant: Z&L Properties, Inc.  
Address: 550 Kearny Street, Ste. 800 Address: \_\_\_\_\_  
City/State/Zip: San Francisco, CA 94108 City/State/Zip: \_\_\_\_\_  
Contact: \_\_\_\_\_ Phone: \_\_\_\_\_  
Phone: \_\_\_\_\_

Signature of Lead Agency Representative:  Date: 9/30/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.