NOTICE OF AVAILABILITY
RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT FOR
CITY OF SAUSALITO AMENDED 6TH CYCLE HOUSING ELEMENT

To all interested parties:

NOTICE IS HEREBY GIVEN that the City of Sausalito (City), as the Lead Agency, has determined that the adoption of amendments to the 6th Cycle Housing Element and other actions needed to implement the Amended 6th Cycle Housing Element (proposed project or Amended Housing Element) required preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA).

PROJECT DESCRIPTION: The Housing Element of the Sausalito General Plan establishes goals and policies, and identifies future actions to address the existing and projected housing needs of Sausalito. The goals, policies, and actions are required by state law to plan for the regional housing targets allocated to Sausalito by the Association of Bay Area Governments (ABAG) and the Department of Housing and Community Development for the period of 2023 to 2031 and to affirmatively further fair housing.

The proposed project consists of the adoption and implementation of an Amended Housing Element, which includes the following components:

- Amend Housing Plan Program 4, entitled "Ensure Inventory of Sites Accommodates RHNA throughout Planning Period," to add housing and mixed use zones that correspond with slightly lower minimum densities to provide more variety in housing types, meet the City's RHNA requirements, and affirmatively further fair housing.
- Amend Housing Plan Program 8, entitled "Public Property Conversion to Housing," to address making publicly-owned sites available for development during the 2023-2031 planning period.
- Amend Housing Plan Program 19, entitled "Development Review Procedures," to clarify implementation of housing streamlining provisions.

Actions to implement the Amended Housing Element will include:

1) Amendment of the Land Use, Circulation, and Community Design, Historic, and Cultural Preservation Elements to be consistent with the Amended Housing Element.

2) Implementation of Amended Housing Element programs, including but not limited to:

   a) The rezoning of opportunity sites to implement Housing Plan Program 4 to create a capacity to accommodate the City's Regional Housing Needs Allocation (RHNA) based on opportunity sites subject to the proposed rezoning. Sites proposed for rezoning include sites subject to a vote of the electorate under Ordinance 1022 and Ordinance 1128. Under Program 4, opportunity sites would be rezoned with new zoning districts as follows:

      - Housing-29 (minimum 20 du/ac and maximum of 29 du/ac);
      - Housing-70 (minimum 50 du/ac and maximum 70 du/ac);
      - Mixed Use-49/85% (minimum 43 du/ac and maximum 49 du/ac, allow 100% residential, and requirement a minimum of 85% residential); and
      - Mixed Use-70/85% (minimum 50 du/ac and maximum 70 du/ac, allow 100% residential, and require a minimum of 85% residential).

      Rezoning would be subject to requirements of Government Code Section 65583.2(h,i), including the following requirements:

      - Permit owner-occupied and rental multi-family uses by-right, consistent with Government Code Section 65583.2(i) for projects with 20% or more units affordable to lower income households;
      - Permit a minimum density of 20 units per acre;
      - Allow a minimum of 16 units per site; and

- Accommodate at least 50 percent of the lower income need on sites designated for residential use only, except that the City may accommodate the very low and low income need on sites designated for mixed use if those sites allow 100 percent residential use and require residential use to occupy at least 50 percent of the floor area in a mixed-use project.

b) Housing Plan Program 8, entitled "Public Property Conversion to Housing," to address making publicly-owned sites available for development during the 2023-2031 planning period.

c) Housing Plan Program 16 to amend the Zoning Ordinance.

d) Housing Plan Program 19, entitled "Development Review Procedures" to adopt comprehensive Objective Design and Development Standards (ODDS) to address multi-family development at densities envisioned by the General Plan, Zoning Code, and Program 4.

PROJECT LOCATION: The City of Sausalito is located in southern Marin County. The 2.1-square mile City is located on the shores of Richardson Bay with a population of 7,114 people in 2020. The city is bound by San Francisco Bay (Richardson Bay) to the east, Golden Gate National Recreation Area to the west and south, and unincorporated Marin County, including the community of Marin City to the north and northwest.

POTENTIAL ENVIRONMENTAL EFFECTS: The EIR addresses potential environmental impacts associated with the implementation of the proposed project. Environmental considerations to be addressed in the EIR include: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils/Paleontological Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Noise, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities/Service Systems, and Wildfire. The Draft EIR includes a discussion of reasonable alternatives to the proposed project pursuant to CEQA Guidelines Section 15126.6. The Draft EIR also includes an analysis of cumulative effects, as well as other required CEQA sections.

PUBLIC REVIEW PERIOD: The City of Sausalito prepared and publicly circulated a Draft Environmental Impact Report (EIR) for the Amended 6th Cycle Housing Element (proposed project) on September 4, 2024, inviting comment from the general public, agencies, organizations, and other interested parties. A Notice of Availability (NOA) was filed with the State Clearinghouse (SCH # 2024070676) and the County Clerk, and was published in a local newspaper pursuant to the public noticing requirements of the California Environmental Quality Act (CEQA). The Draft EIR was available for public review and comment from September 4, 2024 through October 21, 2024.

The Draft EIR was circulated without Section 3.14, Transportation and Circulation. The Draft EIR is being recirculated as the Recirculated Draft EIR to remedy this omission. In addition, revisions to portions of Section 3.1, Aesthetics, and Section 3.3, Biological Resources, including new mitigation measures, are included in the Recirculated Draft EIR. Chapter 4.0, Alternatives, has been revised to include two additional alternatives: Alternative 1B and Alternative 5. Portions of the Executive Summary are updated to reflect the changes, including new alternatives and modified mitigation measures.

In accordance with CEQA Guidelines Section 15088.5 (c), if the revision is limited to a few chapters or portions of the EIR, the lead agency need only recirculate the chapters or portions that contain significant new information. This Recirculated Draft EIR includes the following chapters or portions of chapters:

Executive Summary – portions identified in track changes
Section 3.1: Aesthetics – portions identified in track changes
Section 3.3: Biological Resources – portions identified in track changes
Section 3.14: Transportation and Circulation – entire section
Chapter 4.0: Alternatives – portions identified in track changes
Chapter 5.0: Other CEQA Considerations – portions identified in track changes

The recirculated components will substitute for and supersede those contained in the previously-circulated Draft EIR. Those chapters and sections of the previously-circulated Draft EIR that are not modified by the revisions listed above remain valid and are operative and effective parts of the overall EIR.

In accordance with State CEQA Guidelines, Section 15088.5, the City is recirculating this Recirculated Draft EIR, with associated appendices, to provide the public and agencies with ample opportunity to review and comment on the updated analysis and new project information. Procedures for commenting on this revised analysis are detailed below.

NOTICE IS HEREBY FURTHER GIVEN that this Recirculated Draft EIR has been prepared in accordance with Section 15064 of the CEQA Guidelines and will be circulated for a 45-day review period during which your comments and suggestions regarding the adequacy of the Recirculated Draft EIR are welcomed. Comments submitted as part of the previous Draft EIR review period will be considered and do not need to be resubmitted.

The Recirculated Draft EIR comment period will extend from December 13, 2024, and end on January 27, 2025. The Recirculated Draft EIR is available for review during regular business hours at:

- City of Sausalito, Community Development Department, 420 Litho Street, Sausalito, CA 94965
- The document may be accessed online at: https://www.sausalito.gov/departments/city-of-sausalito-draft-amended-2023-2031-housing-element-in-progress.

Your comments on the EIR must be sent at the earliest possible date, but no later than 5:00 PM on January 27, 2025. Comments on the Draft EIR and questions regarding the proposed project must be submitted in writing and can be made electronically to: Amended_HE_Draft_EIR_comment@sausalito.gov. Alternatively, comments can be sent via mail to the address below.

Feel free to contact staff with questions at:

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