Date:	July 17, 2024
To:	State Clearinghouse, Agencies, Organizations and Interested Parties
From:	City of Sausalito Community Development Department
Subject:	Notice of Preparation and Scoping Meeting for the Draft Environmental Impact Report for City of Sausalito Amended 6th Cycle Housing Element
Scoping Meeting:	August 6, 2024 at 2pm (via Zoom – see p. 2 for information)
Comment Period:	July 17, 2024 to August 19, 2024

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) will require preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA). This Notice of Preparation (NOP) is being distributed to applicable responsible agencies, trustee agencies, interested agencies, parties, and organizations as required by CEQA. Interested agencies and parties are requested to comment on the scope and content of the significant environmental issues, mitigation measures, and reasonable alternatives to be explored in the Draft EIR. Information regarding the project description, project location, public outreach process, and topics to be addressed in the Draft EIR is provided below.

Notice of Preparation 30-Day Comment Period

The City, as lead agency, is soliciting comments from responsible agencies, trustee agencies, public agencies, organizations, and members of the public regarding the scope and content of the Draft EIR, and the environmental issues and alternatives to be addressed in the Draft EIR. The City requests that responsible agencies, trustee agencies, interested parties, and the Office of Planning and Research respond in a manner consistent with Section 15082(b) of the CEQA Guidelines. Pursuant to Public Resources Code Section 21080.4, responsible agencies, trustee agencies, and the Office of Planning and Research must submit any comments in response to this notice no later than 30 days after receipt. In accordance with the time limits established by CEQA, the NOP public review period will begin on July 17, 2024 and end on August 19, 2024.

In the event that the City does not receive a response from any responsible or trustee agency by the end of the review period, the City may presume that the responsible agency or trustee agency has no response to make (CEQA Guidelines Section 15082(b)(2)). Please provide your written/typed comments (including name, affiliation, telephone number, and contact information) to the address shown below by 5:00 p.m. August 19, 2024. For additional information, please contact:

Brandon Phipps, Community and Economic Development Director
City of Sausalito Community Development Department
420 Litho Street
Sausalito, CA 94965
bphipps@sausalito.gov

Scoping Meeting

The City will hold a scoping meeting to: (1) inform the public and interested agencies about the proposed project, and (2) solicit public comment on the scope of the environmental issues to be

addressed in the Draft EIR, as well as the range of alternatives to be evaluated. The date, time, and place of the Scoping Meeting is as follows:

City of Sausalito Amended 6th Cycle Housing Element Draft EIR Scoping Meeting
August 6, 2024 at 2 PM

Join Zoom Meeting
https://us02web.zoom.us/j/83469204575
Phone: 669-444-9171
Meeting ID: 834 6920 4575
Passcode: 123456

Project Location and Setting

The City 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. See Figure 1, Regional Location Map.

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.

The Amended Housing Element 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.

Required Approvals

Actions to be taken by the City to adopt and implement the proposed project include, but are not limited to:

- Adoption of General Plan amendments
- Adoption of Zoning Ordinance amendments

Draft EIR Analysis

The City will prepare an EIR for the Amended Housing Element project. The EIR will be prepared in accordance with CEQA, the CEQA Guidelines (Guidelines), relevant case law, and City procedures. No Initial Study will be prepared pursuant to Section 15063(a) of the CEQA Guidelines.

The Draft EIR for the project will incorporate by reference applicable portions of the certified City of Sausalito General Plan Update Draft EIR.

The EIR will analyze potentially significant impacts associated with adoption and implementation of the Amended Housing Element. In particular, the EIR will focus on the project's increased development potential. The EIR will evaluate the full range of environmental issues contemplated under CEQA and the CEQA Guidelines as set forth in CEQA Guidelines Appendix G, except for specific topics identified below as having no impact. Where potentially significant or significant impacts are identified, the EIR will discuss mitigation measures to address the impact. At this time, the City anticipates that EIR sections will be organized in the following topical areas:

- Aesthetic Resources - The Draft EIR will describe the aesthetic implications of project implementation, including visual relationships to the surrounding vicinity and potential impacts on scenic vistas and resources, potential to conflict with regulations governing scenic quality, and light or glare impacts.
- Air Quality - The Draft EIR will describe the potential short- and long-term impacts of project implementation on local and regional air quality and air quality plans based on methodologies issued by the Bay Area Air Quality Management District (BAAQMD).
- Biological Resources - The Draft EIR will identify any potential impacts of project implementation on biological resources, including special-status plant and animal species, riparian habitats, wetlands, other sensitive natural communities, migratory movement, and protected trees.
- Historic, Cultural, and Tribal Cultural Resources - The Draft EIR will describe project implementation impacts and mitigation associated with historic, archaeological, and tribal cultural resources.
- Geology, Soils, and Paleontologic Resources - The Draft EIR will describe the potential geotechnical implications of project implementation, including adverse effects associated with seismic activity, substantial soil erosion or loss of topsoil, stable, potentially unstable geologic units, and destruction of unique paleontologic resources or unique geological features.
- Greenhouse Gases, Climate Change, and Energy - The Draft EIR will include a greenhouse gas emissions analysis using the BAAQMD's methodology and thresholds for evaluating a project's greenhouse gas emissions and will address the potential for the project to conflict with an adopted plan or other regulations adopted for the purpose of reducing greenhouse gases. This section will also address anticipated energy consumption associated with buildout of the project, as well as proposed and or potential energy conservation measures.
- Hazards and Hazardous Materials - The Draft EIR will describe any existing and anticipated hazardous material activities and releases and any associated impacts of project implementation. Potential hazards impacts resulting from future construction will also be described.
- Hydrology and Water Quality - The Draft EIR will describe the effects of project implementation on storm drainage, water quality, groundwater resources, and the potential for flooding.
- Land Use and Planning - The Draft EIR will describe the potential impacts of project implementation related to land use and planning, including impacts due to conflict with land use plans, policies, or regulations adopted to avoid or mitigate an environmental effect.

- Noise - The Draft EIR will describe noise impacts and related mitigation needs associated with short-term construction and long-term operation (i.e., traffic, mechanical systems, etc.) associated with the project.
- Population and Housing - The Draft EIR will describe the anticipated effects of project implementation inducing unplanned population growth or displacing existing people or housing.
- Public Services and Recreation - The Draft EIR will describe the potential for project implementation to result in substantial adverse physical impacts on public services, including police, fire, and emergency medical services, schools, parks and recreation facilities, and other public facilities.
- Transportation - The Draft EIR will describe the transportation and circulation implications of project implementation, including impacts on the circulation system including transit, roadways, pedestrian and bicycle facilities, potential effects related to vehicle miles travelled, design or incompatible use hazards, and adequate emergency access.
- Utilities/Service Systems - The Draft EIR will describe project implementation effects related to new or expanded water supply, sewer and wastewater treatment, storm drainage, solid waste and recycling, electric, natural gas, and telecommunication infrastructure.
- Wildfire – The Draft EIR will describe project impacts related to emergency response/emergency evacuation plans, potential to exacerbate wildfire risks, and exposure to significant wildfire-related risks.

In addition to the potential environmental impacts noted above, the Draft EIR will evaluate potential cumulative impacts and potential growth-inducing effects associated with project implementation. The Draft EIR will also compare the impacts of the project to a range of reasonable alternatives, including a No Project alternative, and will identify an environmentally superior alternative.

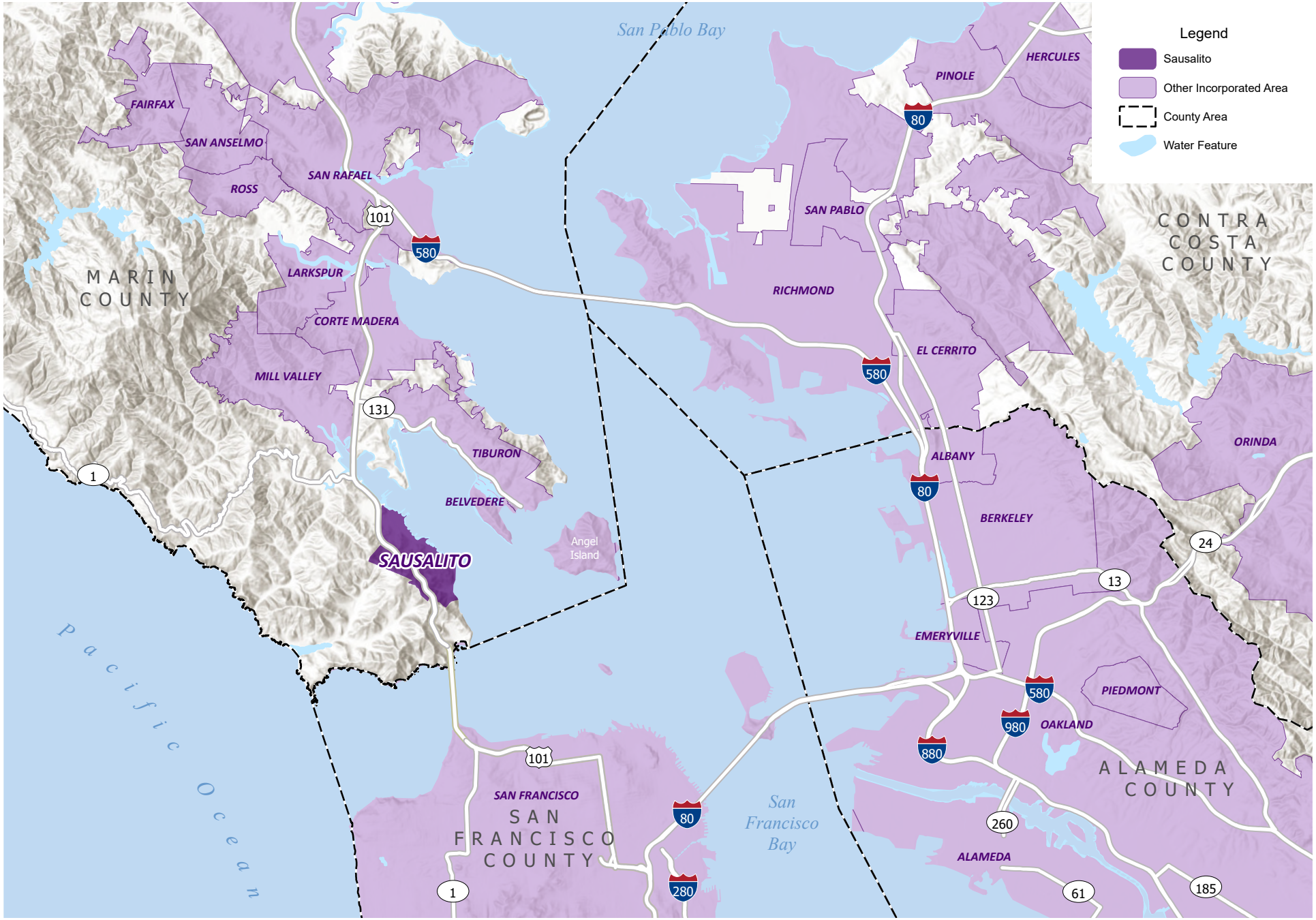
Environmental Topics Scoped from Further Analysis

Agriculture and Forestry Resources

The EIR certified for the City's General Plan Update in 2021 concluded there would be no impacts to agriculture and forestry resources. No land zoned or used as agricultural resources, including farmland, forestry resources, or timberland are in the City. Therefore, no agricultural or forestry impacts would occur as a result of implementing the project and this issue will not be discussed in the EIR.

Mineral Resources

The EIR certified for the City's General Plan Update in 2021 concluded that there would be no impacts to mineral resources. No significant mineral resources have been identified in the City. None of the Opportunity Sites are used for mineral extraction, nor are any of the sites designated as an important mineral recovery site. Therefore, there would be no impact on mineral resources, and this impact will not be discussed in the EIR.



De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

Sources: California State Geoportal. Map date: October 1, 2022.

SAUSALITO 6th CYCLE
AMENDED HOUSING ELEMENT

FIGURE 1
REGIONAL LOCATION MAP