

**SAUSALITO PLANNING
COMMISSION RESOLUTION NO.
2025-15**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
SAUSALITO ADOPTING A MITIGATED NEGATIVE DECLARATION AND
A MITIGATION MONITORING AND REPORTING PROGRAM FOR APPLICATION
DR/HDR/EA/HTR/VTM 2018-00413 A NINETEEN UNIT CONDOMINIUM PROJECT AT 1755
BRIDGEWAY (CURRENTLY 1751,1757 BRIDGEWAY
AND 160 / 170 FILBERT AVENUE)
(APN: 064-151-02 AND 064-151-03)**

WHEREAS, an application has been filed by Amy Chan and BDE Architecture on behalf of property owner SY Jardines Look Out LLC, requesting Planning Commission approval of a Design Review Permit with Heightened Design Review, Encroachment Agreement, Heritage Tree Removal Permit and Vesting Tentative Map to redevelop a .59 acre site and construct two four-story buildings containing 19-residential condominium units, and associated street frontage and site improvements at 1755 Bridgeway (the Project), and

WHEREAS, a Mitigated Negative Declaration ("MND") was prepared for the Project and noticed and made available for agency and public review on March 14, 2025, in accordance with the California Environmental Quality Act, California Public Resources Code 21000 et seq. ("CEQA") and Title 14 of the California Code of Regulations, 15000 et seq. ("CEQA Guidelines") and City CEQA guidelines. The MND identified impacts that would be less than significant with recommended mitigation measures relating to Air Quality, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Tribal Cultural Resources, and Utilities and Service systems; and

WHEREAS, the 30-day public comment period for the Initial Study and MND spanned from March 15, 2025, through April 14, 2025, pursuant to Public Resources Code section 21091(b), and public review and the comment letters are attached as Appendix H in the Response to Comments; and

WHEREAS, the Response to Comments (Appendix H) prepared to address comments received on the MND and made available for public review on May 14, 2025, which clarifies and amplifies the information and conclusions of the MND and does not make significant modifications to the MND.

WHEREAS, the Planning Commission conducted a duly noticed public hearings on June 25, 2025, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission of the City of Sausalito reviewed and considered the information contained in the Initial Study, MND, and Mitigation Monitoring Program; and

WHEREAS, in accordance with Section 15074(b) of the State CEQA Guidelines (California Code of Regulations Sections 1500 et seq.) the Planning Commission must consider the Initial Study and MND and all comments received prior to, and during the public hearing, before approving the Project; and

WHEREAS, a Mitigation, Monitoring and Reporting Program ("MMRP") has been prepared for the project to implement mitigation measures required by the Project and is attached as Exhibit A to this Resolution; and

WHEREAS, in making its determinations, the Commission has gained a well-rounded understanding of the range of the environmental issues related to the Project by its review of the Initial Study and MND, including all comments, testimony, letters and reports regarding the MND, and its own experience and expertise in these environmental issues. Prior to making the following findings, the Commission has reviewed and considered the evidence and analysis presented in the Initial Study and MND, the technical reports, and all public comments and information submitted at or before the Commission hearing. The Commission's findings are based on full appraisal of all viewpoints, all evidence and all information in the record of these proceedings. The Commission further finds that the Initial Study and MND reflects the Commission's independent judgment and analysis; and

WHEREAS, The Commission finds that the Initial Study and MND has been completed in compliance with CEQA and CEQA Guidelines and that the Initial Study and MND adequately and fully describes and evaluates the changes or alterations to the Proposed Project that have been requested as part of the Project; and

NOW, THEREFORE, the Planning Commission of the City of Sausalito hereby resolves as follows:

SECTION 1. Based on the Initial Study/MND and the administrative record including all written and oral evidence presented to the Planning Commission, the Planning Commission finds that all environmental impacts of the Project are either insignificant or can be mitigated to a level of insignificance pursuant to the mitigation measures outlined in the MND and the MMRP. The Planning Commission further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in significant environmental impacts. No new significant environmental effects have been identified in the Initial Study/MND and any changes to the Initial Study/MND in response to comments or otherwise do not constitute substantial revisions requiring recirculation under State CEQA Guidelines section 15073.5.

SECTION 2. The Planning Commission hereby approves and adopts the Initial Study/ MND for application DR/HDR/EA/HTR/VTM 18-00413 pursuant to Public Resources Code section 21080, subdivision (c)(2).

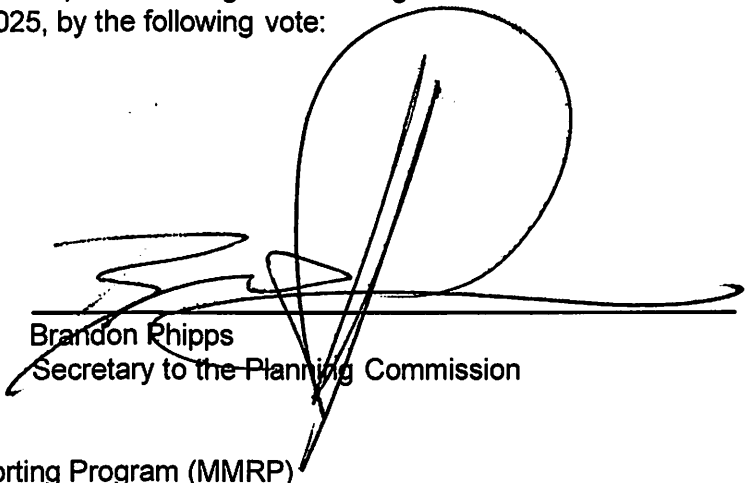
SECTION 3. Pursuant to Public Resources Code section 21081.6, the Planning Commission approves and adopts the MMRP prepared for the Project.

SECTION 4. The Mitigation Measure(s), including the Reporting/Monitoring Program, adopted for Project No. DR/HDR/EA/HTR/VTM 18-00413 shall be fully complied with as specified in this Resolution and the Mitigation, Monitoring, and Reporting Program. The measures shall be included as conditions of approval for permits for this project, and compliance will result in potential environmental impacts being reduced to a less than significant level.

SECTION 5. The documents and materials that constitute the record of proceedings on which these findings have been based are located 420 Litho Street, Sausalito, CA. The custodian for these records is the Community and Economic Development Director. The Director shall cause to be filed a Notice of Determination in the manner required by CEQA.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Sausalito Planning Commission on the 25th day of June 2025, by the following vote:

AYES:	Commissioner:
NOES:	Commissioner:
ABSENT:	Commissioner:
ABSTAIN:	Commissioner:



Brandon Rhipps
Secretary to the Planning Commission

Attachments

1 Mitigation Monitoring and Reporting Program (MMRP)

EXHIBIT A

INSERT MMRP

Errata to the Final Initial Study/Mitigated Negative Declaration (IS/MND) Bridgeway Commons Residential Condominiums Project (SCH No. 2025030564) June 30, 2025

As noted during the City of Sausalito Planning Commission Meeting on June 25, 2025, the Final IS/MND for the Bridgeway Commons Residential Condominiums Project includes a typographical error related to Title 24 California Building Code. This typographical error provides an inaccurate citation and needs to be corrected. This Errata documents the changes to the Final IS/MND to correct the Title 24 California Building Code number. The changes do not raise new important issues or potentially significant effects to the environment. The changes do not qualify as a substantial revision per Section 15073.5(b) of the California Environmental Quality Act Guidelines, and therefore, do not require recirculation. Additional text as errata to the IS/MND is identified below in underlined text and deleted text is identified with ~~strikethrough~~.

Page MND-v of the Final IS/MND has been revised as follows:

Mitigation Measure GHG-1: Install CalGreen Tier 2-Compliant On-site Electric Vehicle Charging Infrastructure

Prior to the issuance of construction permits, the project applicant shall incorporate the appropriate number of EV charging equipment to meet the Tier 2 requirements of Part 11 of the Title 24 California Building Code (CalGreen code) in effect at the time of project construction. Requirements are as follows for residential land uses:

- Residential Parking: For each dwelling unit, a dedicated 208/240-volt branch circuit shall be installed in the raceway (i.e., the enclosed conduit that forms the physical pathway for electrical wiring to protect it from damage) required by Section ~~A4.106.4.1~~ A4.106.8.1 of the CalGreen Code. The branch circuit and associated overcurrent protective device shall be rated at 40 amperes minimum. Other electrical components, including a receptacle or blank cover, related to this section shall be installed in accordance with the California Electrical Code.

Page 3-39 of the Final IS/MND has been revised as follows:

Mitigation Measure GHG-1: Install CalGreen Tier 2-Compliant On-site Electric Vehicle Charging Infrastructure

Prior to the issuance of construction permits, the project applicant shall incorporate the appropriate number of EV charging equipment to meet the Tier 2 requirements of Part 11 of the Title 24 California Building Code (CalGreen code) in effect at the time of project construction. Requirements are as follows for residential land uses:

- Residential Parking: For each dwelling unit, a dedicated 208/240-volt branch circuit shall be installed in the raceway (i.e., the enclosed conduit that forms the physical pathway for electrical wiring to protect it from damage) required by Section ~~A4.106.4.1~~ A4.106.8.1 of the CalGreen Code. The branch circuit and associated overcurrent protective device shall be rated at 40 amperes minimum. Other electrical components, including a receptacle or blank cover, related to this section shall be installed in accordance with the California Electrical Code.

Pages 7 and 8 of Appendix I of the Final IS/MND have been revised as follows:

Mitigation Measure GHG-1: Install CalGreen Tier 2-Compliant On-site Electric Vehicle Charging Infrastructure

Prior to the issuance of construction permits, the project applicant shall incorporate the appropriate number of EV charging equipment to meet the Tier 2 requirements of Part 11 of the Title 24 California Building Code (CalGreen code) in effect at the time of project construction. Requirements are as follows for residential land uses:

- ▶ Residential Parking: For each dwelling unit, a dedicated 208/240-volt branch circuit shall be installed in the raceway (i.e., the enclosed conduit that forms the physical pathway for electrical wiring to protect it from damage) required by Section ~~A4.106.4.1~~ A4.106.8.1 of the CalGreen Code. The branch circuit and associated overcurrent protective device shall be rated at 40 amperes minimum. Other electrical components, including a receptacle or blank cover, related to this section shall be installed in accordance with the California Electrical Code.

End of Errata

MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

Section 15097 of the California Environmental Quality Act (CEQA) Guidelines requires public agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either a “mitigated negative declaration” or specified environmental findings related to environmental impact reports.

The following is the Mitigation Monitoring and Reporting Program (MMRP) for the Bridgeway Commons Residential Condominiums Project (project). The intent of the MMRP is to prescribe and enforce a means for properly and successfully implementing the mitigation measures identified within the Initial Study/Mitigated Negative Declaration (IS/MND) for this project.

MITIGATION MONITORING AND REPORTING PROGRAM COMPONENTS

The components of the attached MMRP table are described below.

- ▶ **Impact:** This column summarizes the impact stated in the IS/MND.
- ▶ **Mitigation Measure:** This column lists all mitigation measures that were identified in the IS/MND.
- ▶ **Implementing Party:** This column describes the party that will undertake the required action.
- ▶ **Timing:** This column identifies the time frame in which the measure will be implemented.
- ▶ **Monitoring Party:** The City of Sausalito is primarily responsible for ensuring that mitigation measures are successfully implemented. Within the City, the Community Development Department is the primary department with responsibility for monitoring various aspects of the overall project.

Mitigation Monitoring and Reporting Program

Impact	Mitigation Measure	Implementing Party	Timing	Monitoring Party
Aesthetics				
Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	Mitigation Measure AES-1: Exterior Lighting Control All exterior lighting shall be designed downward facing and shielded, and subject to review and approval by the City of Sausalito Building Department.	▲ Project applicant/contractor to design downward facing and shielded exterior lighting. ▲ City of Sausalito Building Department to review and approval lighting design.	▲ Prior to construction	Community Development Department – Building Division
Air Quality				
Conflict with or obstruct implementation of the applicable air quality plan.	Mitigation Measure AQ-1: Implement Bay Area Air Quality Management District Best Management Practices The project's construction contractor shall comply with the following BAAQMD Best Management Practices for reducing construction emissions of PM ₁₀ and PM _{2.5} : - Water all active construction areas at least twice daily, or as often as needed to control dust emissions. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour (mph). Reclaimed water should be used whenever possible. - Pave, apply water twice daily or as often as necessary to control dust, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites. - Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e. the minimum required space between the top of the load and the top of the trailer). - Sweep daily (with water sweepers using reclaimed water if possible), or as often as needed, all paved access roads, parking areas and staging areas at the construction site to control dust. - Sweep public streets daily (with water sweepers using reclaimed water if possible) in the vicinity of the Project site,	▲ Project construction contractor to implement BAAQMD best management practices.	▲ During construction	Community Development Department – Building Division

Impact	Mitigation Measure	Implementing Party	Timing	Monitoring Party
	or as often as needed, to keep streets free of visible soil material. f. Hydroseed or apply non-toxic soil stabilizers to inactive construction areas. g. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.). h. Limit vehicle traffic speeds on unpaved roads to 15 mph. i. Replant vegetation in disturbed areas as quickly as possible. j. Install sandbags or other erosion control measures to prevent silt runoff from public roadways.			
Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.	Implement Mitigation Measure AQ-1 describe above.	See Mitigation Measure AQ-1 above.		
Biological Resources				
Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service	Mitigation Measure BIO-1: Conduct Special-status Bat Surveys Surveys for roosting bats shall be conducted in accessible portions of the existing structures within 30 days prior to tree removal and demolition. Surveys shall consist of a daytime pedestrian survey looking for evidence of bat use (e.g., guano) and/or an evening emergence survey to note the presence or absence of bats. The type of survey shall depend on the condition of the buildings and specific trees to be removed. If no bat roosts are found, then no further study shall be required. If evidence of bat use is observed, the number and species of bats using the roost shall be determined. If a roost of bats is determined to be present at the project site, then it shall not be disturbed between April 15 and August 31 (maternity season) or between October 15 and March 1 (hibernation season). During hibernation and maternity season, disturbance to sensitive bat species may result in mortality of disturbed bats or loss of bat pups. If a colony of bats is present in onsite structures, they shall be excluded by installing devices that allow bats to exit and not return. A program addressing compensation, exclusion methods, and roost removal	▲ Project applicant to retain qualified biologist to conduct special-status bat surveys. ▲ Project contractor(s) should not disturb if a roost of bats is present. ▲ Qualified biologist to prepare a program for bat exclusion and project contractor(s) to implement the program, if required.	▲ Prior to and during construction	Community Development Department

Impact	Mitigation Measure	Implementing Party	Timing	Monitoring Party
	procedures shall be developed in consultation with CDFW before implementation of bat exclusion. Exclusion methods may include use of one-way doors at roost entrances (bats may leave but not reenter) or sealing roost entrances when the site can be confirmed to contain no bats. Exclusion efforts may be restricted during periods of sensitive activity (e.g., during hibernation or while females in maternity colonies are nursing young). The loss of each roost (if any) shall be replaced in consultation with CDFW and may include construction and installation of bat boxes suitable to the bat species and colony size excluded from the original roosting site. Roost replacement shall be implemented before bats are excluded from the original roost sites. Once the replacement roosts are constructed and it is confirmed that bats are not present in the original roost site, the structures may be removed or sealed. Roost exclusion shall be done by a contractor that has previous experience excluding bats from structures. It is recommended that the project sponsor survey several months prior to demolition to allow exclusion of bats if they have colonized the property prior to breeding or hibernating			
Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service	Implement Mitigation Measure HYDRO-1 described below	See Mitigation Measure HYDRO-1 below		
Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance	Mitigation Measure BIO-2: Comply with Tree Permit Conditions The project applicant shall comply with the conditions identified in the Tree Permit approved by the Sausalito Planning Commission	▲ Project applicant to comply with the Tree Permit requirements.	▲ Prior to and during construction	Sausalito Planning Commission
Cultural Resources				
Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.	Mitigation Measure CR-1: Worker Cultural Resources Training Prior to any ground-disturbing activity, an initial sensitivity session shall be provided by a Secretary of the Interior-qualified professional archaeologist to all project employees, contractors, subcontractors, and other professionals prior to their involvement in any ground-disturbing activities, with subsequent training	▲ Project applicant to retain a professional archaeologist. ▲ The professional archaeologist to coordinate with FIGR and to provide initial sensitivity training to all project	▲ Prior to and during construction	Community Development Department

Impact	Mitigation Measure	Implementing Party	Timing	Monitoring Party
	sessions occurring on as-needed basis to accommodate new personnel becoming involved in the project. The qualified professional archaeologist shall invite FIGR to participate in and present Native American perspectives during the training sessions if they so choose. The sensitivity training shall address: the cultural (Native American and archaeological) sensitivity of the project site and a tutorial providing information on how to identify these types of resources; appropriate behavior; worker access routes and restrictions; work area cleanliness; safety procedures when working with monitors; and consequences in the event of noncompliance	employees, contractors, subcontractors, and other professionals. ▲ The project applicant/contractor(s) to provide training logs and sign-in sheets to the City on a monthly basis.		
	Mitigation Measure CR-2: Tribal Monitoring A minimum of three weeks prior to ground disturbance the project applicant shall retain and compensate for the services of a FIGR Tribal Monitor; construction activities shall proceed if no response is received from FIGR 48 hours prior to ground disturbing activities. Ground disturbing activities may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Monitor has indicated that the site has a low potential for impacting tribal cultural resources.	▲ Project applicant to retain and compensate a FIGR Tribal Monitor ▲ The FIGR Tribal Monitor to conduct daily monitoring during ground disturbance activities	▲ At least three weeks prior to ground disturbance ▲ During ground disturbance activities	Community Development Department
	Mitigation Measure CR-3: Unanticipated Discovery of Archaeological Resources In the event that a historic-period archaeological resource (such as concentrated deposits of bottles or bricks with makers marks, amethyst glass, ceramic or metal pipes, or other historic refuse) or a precontact archaeological resource (such as lithic scatters, midden soils), is uncovered during grading or other construction activities, all ground-disturbing activity within 50 feet of the discovery shall be halted until a qualified archaeologist who meets the Secretary of the Interior's Professional Standard for archaeology can assess the significance of the find. The City of Sausalito will be notified of the potential find and a qualified	▲ Project contractor(s) to halt all activities within 50 feet of a discovery. ▲ Project applicant to notify the City of Sausalito and to retain a qualified archaeologist to assess the find ▲ The qualified archaeologist to notify the Native American tribe if the find is suspected to be Native American in origin	▲ During construction	Community Development Department

Impact	Mitigation Measure	Implementing Party	Timing	Monitoring Party
	archeologist shall be retained to investigate its significance. If the find is suspected to be Native American in origin, the culturally and geographically affiliated Native American tribe shall be contacted for their input on the preferred treatment of the find. Any previously undiscovered resources found during construction shall be recorded on appropriate California Department of Parks and Recreation 523 forms and evaluated for significance under all applicable regulatory criteria. If the archaeologist determines that the find does not meet the California Register of Historical Resources standards of significance for cultural resources, construction may proceed. If the find is determined to be significant by the qualified archaeologist (i.e., because the find is determined to constitute either an historical resource or a unique archaeological resource), the archaeologist shall work with the City of Sausalito to follow accepted professional standards such as further testing for evaluation or data recovery, as necessary. The results of the identification, evaluation, and/or data recovery program for any unanticipated discoveries shall be presented in a professional-quality report that details all methods and findings, evaluates the nature and significance of the resources, analyzes and interprets the results.	▲ The qualified archaeologist to evaluate any previously undiscovered resources found during project construction and record it accordingly		

Geology and Soils

Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: seismic-related ground failure (including liquefaction) and landslides.	Mitigation Measure GEO-1: Implement Geotechnical Recommendations To minimize potential impacts from seismic events and the presence of adverse soil conditions, the geotechnical design recommendations identified in the Geotechnical Engineering Study prepared by Earth Systems Pacific on November 6, 2018 shall be incorporated into the design of the buildings and construction specifications, including but not limited to recommendations for site preparation, soil compaction, native or import fill materials, foundation design, and construction methods.	▲ Project applicant and contractor(s) to implement geotechnical design recommendations identified in the Geotechnical Engineering Study prepared for the project	▲ Prior to and during construction	Community Development Department – Building Division and Department of Public Works – Engineering Division
Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral	Implement Mitigation Measure GEO-1 described above	See Mitigation Measure GEO-1 above		

Impact	Mitigation Measure	Implementing Party	Timing	Monitoring Party
spreading, subsidence, liquefaction, or collapse				
Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial direct or indirect risks to life or property	Implement Mitigation Measure GEO-1 described above	See Mitigation Measure GEO-1 above		
Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature	Mitigation Measure GEO-2: Unanticipated Discovery of Paleontological Resources If paleontological resources are discovered during earthmoving activities, the construction supervisor shall immediately cease work in the vicinity of the find and notify the City. A qualified paleontologist shall be retained to evaluate the resource and prepare a recovery plan in accordance with Society of Vertebrate Paleontology guidelines. The recovery plan may include, but is not limited to, a field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the lead agency to be necessary and feasible shall be implemented before construction activities can resume at the site where the paleontological resources were discovered.	▲ Project contractor(s) to halt work in the vicinity of the find and to notify the City of Sausalito, if a paleontological resource is discovered ▲ Project applicant to retain a qualified paleontologist to evaluate the resource and prepare a recovery plan if required	▲ During construction	Community Development Department – Building Division

Greenhouse Gas Emissions and Climate Change

Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment	Mitigation Measure GHG-1: Install CalGreen Tier 2-Compliant On-site Electric Vehicle Charging Infrastructure Prior to the issuance of construction permits, the project applicant shall incorporate the appropriate number of EV charging equipment to meet the Tier 2 requirements of Part 11 of the Title 24 California Building Code (CalGreen code) in effect at the time of project construction. Requirements are as follows for residential land uses: ▲ Residential Parking: For each dwelling unit, a dedicated 208/240-volt branch circuit shall be installed in the raceway (i.e., the enclosed conduit that forms the physical pathway for electrical wiring to protect it from damage) required by Section A4.106.8.1 of the CalGreen Code. The branch circuit and	▲ Project applicant to include the appropriate number of EV charging equipment in compliance with Tier 2 requirements of Part 11 of the Title 24 CalGreen code	▲ Prior to and during construction	Community Development Department – Building Division
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Impact	Mitigation Measure	Implementing Party	Timing	Monitoring Party
	associated overcurrent protective device shall be rated at 40 amperes minimum. Other electrical components, including a receptacle or blank cover, related to this section shall be installed in accordance with the California Electrical Code			
Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases	Implement Mitigation Measure GHG-1 described above	See Mitigation Measure GHG-1 above		

Hazards and Hazardous Materials

Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment	Mitigation Measure HAZ-1. Conduct Lead-Based Paint Survey Prior to demolition of structures that may contain LBP, a comprehensive US Environmental Protection Agency or US Department of Housing and Urban Development level Lead-based Paint Survey shall be conducted. If any lead-based paint is identified, it shall be removed from the site in accordance with all applicable regulations, including Occupational Safety and Health Administration guidelines	▲ Project applicant or contractor to conduct lead-based paint survey ▲ A licensed contractor to remove lead-based paint in accordance with applicable regulations, if identified	▲ Prior to demolition of structures	Community Development Department – Building Division
	Mitigation Measure HAZ-2. Conduct Asbestos Survey Prior to demolition, a complete Asbestos Hazard Emergency Response Act-level pre-demolition Asbestos Survey shall be conducted. A licensed asbestos abatement contractor shall be retained to abate identified asbestos-containing material in accordance with all applicable regulations	▲ Project applicant or contractor to conduct asbestos survey ▲ A licensed contractor to remove asbestos-containing material in accordance with applicable regulations, if identified	▲ Prior to demolition of structures	Community Development Department – Building Division

Hydrology and Water Quality

Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; and Create or	Mitigation Measure HYDRO-1. Conduct Hydrology-Hydraulics Study Prior to the issuance of a grading or building permit, a hydrology hydraulics study shall be submitted to the City for review and approval. The hydrology-hydraulics study shall demonstrate that the proposed on-site bio-retention and storm drain system is designed such that there shall be no increase in peak flow rate in stormwater runoff when compared with the pre-project condition	▲ Project applicant to retain a qualified hydrologist to conduct a hydrology hydraulic study	▲ Prior to issuance of grading or building permit	Community Development Department – Building Division
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Impact	Mitigation Measure	Implementing Party	Timing	Monitoring Party
contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff				
Noise				
Generation of excessive groundborne vibration or groundborne noise levels	Mitigation Measure NOI-1: Reduce Construction-Related Vibration Prior to commencing construction activities, the project applicant shall retain an acoustic professional to prepare a vibration control plan that incorporates, at a minimum, the following best practices into the construction scope of work and specifications to reduce the impact of temporary construction-related vibration on nearby vibration-sensitive land uses: ▲ Avoid the use of vibratory rollers, jackhammers, or any other impulsive/vibratory equipment within 100 feet of residential uses or any occupied structure; or use alternative equipment/construction methods that generate less vibration. ▲ Select construction methods that do not involve impact and impulsive equipment, where possible. ▲ Operate earthmoving equipment on the construction site as far away from vibration sensitive uses as possible ▲ Phase demolition, earthmoving, and ground-impacting operations so as not to occur concurrently, and in no circumstance shall heavy-duty impact and impulsive equipment be used during nighttime hours, established by the City of Sausalito Municipal Code. ▲ In all cases, regardless of the construction methods and equipment used and construction scheduling and phasing, the vibration control plan shall be implemented by the construction contractor, and the plan, based on finalized construction work plans, shall be verified by the acoustic professional either through on-the-ground vibration monitoring during construction activities, or based on the construction work plan and specific equipment/methods to be used. At any time that	▲ Project applicant to retain an acoustic professional to prepare a vibration control plan ▲ Project contractor(s) to implement the vibration control plan	▲ Prior to and during construction	Community Development Department – Building Division

Impact	Mitigation Measure	Implementing Party	Timing	Monitoring Party
	FTA vibration standards are exceeded (e.g., 80 VdB or 0.2 PPV in/sec) at nearby structures, construction activity must be halted until alternative methods that would reduce vibration levels are implemented. The vibration control plan shall be approved by the City and implemented by the construction contractor during project construction			
Tribal Cultural Resources				
A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe	Implement Mitigation Measures CR-1, CR-2, and CR-3 described above	See Mitigation Measures CR-1, CR-2, and CR-3 above.		
Utilities and Service Systems				
Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects	Implement Mitigation Measure HYDRO-1 described above	See Mitigation Measure HYDRO-1 above.		