NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION AND NOTICE OF A PLANNING COMMISSION PUBLIC HEARING

The Sausalito Community Development Department has prepared a *revised* Initial Environmental Study/Negative Declaration (IES/ND) and scheduled public hearings on the following project.

Project Title: Housing Element Update (GPA/ENV 12-117)

SCH Number: To Be Assigned

Project Applicant: City of Sausalito

Project Location: City-wide

Project Description: The project is an update of the City of Sausalito General Plan Housing Element as required by the California Government Code. The Housing Element Update establishes housing objectives, policies and programs in response to community housing conditions and needs. The Housing Element Update is a comprehensive statement by the City of Sausalito of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs. The Housing Element Update is a policy level document providing direction for the implementation of various programs to accommodate the housing needs of projected population growth, and to encourage the production of housing units in a range of prices affordable to all income groups.

The Housing Element Update is consistent with the General Plan. No development is permitted under the Housing Element Update where it is not currently permitted, and all new development analyzed in the Housing Element Update is in areas already designated for residential, mixed use, or public institutional development. The Housing Element Update contains policies and programs organized under the seven goals: preserving housing and neighborhood assets, encouraging diversity in housing, enhancing housing affordability, reducing governmental constraints, promoting equal housing opportunities, implementing environmental sustainability and promoting community involvement.

There is no evidence that any listed toxic or hazardous waste sites are present on the project sites considered by the Housing Element Update (CEQA Guidelines 15072 (f)(5), GC 65962.5).

IES/ND Review Period: July 23, 2012 to September 5, 2012

Public Hearing: **The Planning Commission will take public comments on the IES/ND on September 5, 2012** at 6:30 p.m. in the City Council Chambers at 420 Litho Street, Sausalito.

The Planning Commission will also hold a public hearing on the general plan amendment on September 5, 2012 and September 19, 2012 at 6:30 p.m. in the City Council Chambers at 420 Litho Street, Sausalito. Any person who may be affected is invited to attend and participate in the hearing and present written and/or oral testimony

concerning the general plan amendment. If you cannot attend the hearing, you may send your written comments on the general plan amendment to the Community Development Department at the address below.

IES/ND Comments: Any written comments on the IES/ND must be received prior to the conclusion of the IES/ND review period noted above. Public testimony will be accepted at the September 5, 2012 meeting noted above. You may forward your written comments on the IES/ND to Associate Planner Lilly Schinsing by mail to the Community Development Department, email to LSchinsing@ci.sausalito.ca.us, or fax to (415) 339-2256.

For More Information: The IES/ND is available for viewing at http://www.ci.sausalito.ca.us/Index.aspx?page=703 and at the City of Sausalito Community Development Department (open from 7:30 A.M. to 5:00 P.M. Monday through Thursday, and 7:30 A.M to noon on Fridays) located in City Hall, 420 Litho Street, Sausalito. For questions regarding the project please contact Associate Planner Lilly Schinsing at (415) 289-4134. Staff reports will be available on the City's website on the Friday preceding the respective Planning Commission meetings.

Lilly Schinsing, Associate Planner August 2, 2012

Housing Element Update

Initial Environmental Study/ Negative Declaration

GPA/ENV 12-117

Public Review Draft

Revised
July 2012

City of Sausalito
Community Development Department
420 Litho Street
Sausalito, California 94965
415/289-4128

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INTRODUCTION

The project is an update of the Housing Element of City of Sausalito General Plan. The California Government Code requires all cities and counties to adopt a housing element as part of the jurisdiction's respective General Plan. The housing element establishes objectives, policies and programs addressing community housing conditions and needs. The Housing Element Update is a comprehensive statement by the City of Sausalito of its current and future housing needs and a listing of proposed actions to facilitate the provision of housing to meet those needs. The Housing Element Update is a policy-level document which provides policy direction for the implementation of various programs to accommodate the housing needs of current and future residents and to encourage the production of housing units in a range of prices affordable to all income groups.

The Housing Element Update is consistent with the General Plan. The Housing Element Update continues to allow development in locations which are currently designated for development. All new development analyzed in the Housing Element Update is in areas already designated for residential, mixed use, or public institutional development. The Housing Element Update contains policies and programs organized under the following seven goals:

- **Preserving housing and neighborhood assets.** Maintain and enhance the quality of existing housing and ensure that new residential development is compatible with Sausalito's small town character.

- **Encouraging diversity in housing.** Provide opportunities for a range of housing types in a variety of locations and densities to meet the diverse needs of the Sausalito community.

- **Enhancing housing affordability.** Expand and protect opportunities for households of all income levels to find housing in Sausalito and afford a greater choice of rental and homeownership opportunities.

- **Reducing governmental constraints.** Reduce governmental constraints on the maintenance, improvement and development of housing while maintaining community character.

- **Promoting equal housing opportunities.** Promote equal housing opportunities for all residents, including Sausalito's special needs populations, so that residents can reside in the housing of their choice.

- **Implementing environmental sustainability.** Promote environmental sustainability through support of existing and new development which minimizes reliance on natural resources.

- **Promoting community involvement.** Promote the active participation of citizens, community groups, and governmental agencies in housing and community development activities.

In accordance with the requirements of CEQA Guidelines Section 15071, this Initial Environmental Study/ Negative Declaration (IES/ND) describes the proposed project; and identifies, analyzes, and evaluates the potential significant environmental impacts that may result from the proposed project (i.e., adoption of the Housing Element Update). This IES/ND determines the adoption of the Housing Element Update will result in no impacts or less-than-significant impacts on the environmental resources and issues evaluated herein and hence, would not have a significant impact on the environment. As a result, this document serves as a Negative Declaration pursuant to Public Resources Code Sections 21064 and 21080(c), and Article 6 of the CEQA Guidelines.

Since the amount of residential development that would be allowed under this Housing Element Update is the same as the amount of development analyzed in the General Plan Environmental Impact Report (EIR), the impacts of that development have been disclosed, analyzed and mitigated to the extent feasible in the General Plan EIR. Pursuant to the requirements for tiering set forth in CEQA Guidelines Section 15152, a copy of the General Plan EIR is available for inspection in the Community Development Department.

A. PROJECT DESCRIPTION

1. **Project Title** Housing Element Update

2. **Lead Agency Name and Address**
   City of Sausalito
   420 Litho Street
   Sausalito, CA 94965

3. **Contact Person and Phone Number**
   Lilly Schinsing, Associate Planner (415) 289-4134

4. **Project Location** City-wide

5. **Project Sponsor's Name and Address**
   City of Sausalito
   420 Litho Street
   Sausalito, CA 94965

6. **Report Author**
   Lilly Schinsing, Associate Planner
   Community Development Department
   420 Litho Street
   Sausalito, CA 94965
   Phone: (415) 289-4134
   Fax: (415).339-2256
   Email: lschinsing@ci.sausalito.ca.us

7. **Project Number** GPA/ENV 12-117

8. **Type of Approval** Adoption of General Plan Amendment for Housing Element Update

9. **Present and Previous Use of Site or Structures** Vacant, mixed use, residential, and public institutional developed parcels throughout Sausalito

10. **General Plan Designation** Various General Plan land use categories allow residential uses. The project is a proposed amendment of the City of Sausalito General Plan to replace the Housing Element adopted in 1995 with a new Housing Element. The General Plan, including the Housing Element, covers all land within the City limits.

11. **Zoning** Various mixed use, residential, and public institutional zoning designations.

12. **Description of Project** The City of Sausalito is a community of approximately 7,000 residents located on 2.2 square miles consisting mostly of steeply sloping terrain with narrow roads and aging infrastructure, constrained between Richardson's Bay to the east and the Golden Gate National Recreation Area to the west. Neighborhoods vary in age from the late 1800s to the present.

The California Government Code requires all cities and counties to adopt a housing element as part of their respective General Plan. The housing element establishes objectives, policies and programs addressing community housing conditions and needs. The Housing Element Update is a comprehensive statement by the City of Sausalito of its current and future housing needs and a listing of proposed actions to facilitate the provision of housing to meet those needs. The Housing Element Update is a policy-level document which provides policy direction for the implementation of various programs to accommodate the housing needs of current and future residents and to encourage the production of housing units in a range of prices affordable to all income groups.

The Housing Element Update process was initiated in 2009 when the City Council established a Housing Element Committee, which subsequently was transformed into the Housing Element Task Force in 2011. The Task Force was composed of City Council representatives, Planning Commission representatives, and City residents. Over 45 public meetings were held to engage community residents and property owners in the discussion of topics related to the Housing Element Update. In addition, community workshops were held in February, July and December 2011 to obtain community input for the Housing Element Update. These meetings and workshops plus a field trip identified key issues and strategic directions pursued in the Housing Element Update.

The City's current Housing Element was adopted by the City Council in 1995 and was later certified by the California Department of Housing and Community Development (HCD). The 1995 Housing Element served as the "baseline" for environmental review purposes, and an environmental impact report was certified for the adoption of 1995 General Plan update, including the 1995 Housing Element. Key changes proposed in the Housing Element Update from the 1995 Housing Element include the following:

(A) **Accessory Dwelling Units.** The City adopted regulations in 1984 prohibiting the development of accessory dwelling units (ADUs) or second/granny units in all residential zoning districts. As part of the Housing Element Update, the City conducted a survey of residential property owners which indicated 15% of the 700+ survey respondents had an ADU on their property, and another 19% of respondents would be inclined to build an ADU if permitted by the City's regulations. The community has come to recognize ADUs as a low impact approach to addressing a portion of the community's very low and low income housing needs, and the Housing Element Update thus establishes programs to both allow new ADUs and legalize existing ADUs built without permits. Section 21080.17 of the CEQA guidelines stipulates that CEQA does not apply to the adoption of an ordinance by a city to implement the provision of Section 65852.2 of the Government Code regarding the construction of second units.

(B) **Liveaboards.** Sausalito has a well-established and vibrant marine culture that plays an important role in shaping the character of the community. There are eight marinas in the City where many boat owners reside in their boats as permanent housing. The San Francisco Bay Conservation and Development Commission (BCDC) and Sausalito Zoning Ordinance both allow for up to 10% of marina berths to be used as liveaboard housing. Liveaboards provide a valuable source of affordable housing in Sausalito, offering one of the few local housing options for marine workers employed in Sausalito's waterfront. The Housing Element Update recognizes liveaboards as a low impact approach to addressing a key segment of the City's affordable housing needs, and establishes actions to maintain and enhance liveaboards as a permanent form of housing in the community.

(C) **Inclusionary Housing Regulations.** Inclusionary zoning is a tool used by cities to integrate affordable units within market rate developments. As a part of the current Housing Element Update the City will pursue adoption of inclusionary housing regulations to require a minimum percentage of units within new residential development above an established size threshold to be price-restricted as affordable to lower and moderate income households.

(D) **Multi-family Development in Multi-family Zones.** Encourage two-family and multi-family development on R-2-5, R-2-2.5 and R-3 residentially-zoned sites by evaluating the establishment of minimum density thresholds and/or varied development standards for multiple units on a sliding scale (e.g., reduced Floor Area Ratio or Lot Coverage Ratio for projects with a lower density). Encourage multi-family development on two selected commercial-zoned parcels by allowing ground floor residential by-right ("Horizontal Mixed Use--HMU" incentives). Encourage multi-family development on mixed use commercial/residential sites by requiring that new construction of levels above the ground level be limited to residential use and the prohibition of the conversion of existing upper level residential use to commercial use ("Vertical Mixed Use--VMU" regulations)

(E) **New and Ongoing Programs.** The Housing Element Update continues several successful programs from the 1995 Housing Element and proposes several new programs. These new and ongoing programs include the following:

- Maintain a current inventory of vacant and underutilized residential sites, and mixed-use sites within the City's commercial districts.
- Provide a site inventory and list of available development incentives to interested developers.
- Facilitate the development of alternative housing models suited to the community's housing needs by modifying zoning regulations to allow for such additional housing types.
- Upon adoption of a program that generates in-lieu housing fees, establish a dedicated Affordable Housing Fund for deposit of in-lieu fee revenues. Consult with Marin County on the County's Housing Fund, and establish implementing regulations to govern Fund oversight and expenditures.
- Explore partnerships with a variety of affordable housing providers, utilizing the Nonprofit Housing Association of Northern California as a resource to identify nonprofits with experience in developing small scale infill projects consistent with Sausalito's character.
- Conduct an Inclusionary Housing Nexus and In-Lieu Fee Study including an analysis of alternative strategies to address inclusionary requirements, such as the provision of ADUs above detached garages.
- Provide information to affordable housing developers that fee deferrals, reductions and waivers may be granted for affordable housing projects.

(F) **Updated Socio-Economic Data and Projections and Background Information.** The Housing Element Update contains updated statistics and analysis of housing issues including housing needs, affordability, land availability, governmental constraints, and non-governmental constraints per State law. The projections in the Housing Element Update are consistent with ABAG projections and the California Department of Finance.

State law establishes detailed content requirements for Housing Elements and requires a regional "fair share" approach to distributing housing needs. The Housing Element Update utilizes the Association of Bay Area Government's (ABAG) Regional Housing Needs Allocation (RHNA) for the 7-year planning period from 2007-2014. Assembly Bill 1233, which took effect on January 1, 2006, requires local governments to "carry over" RHNA allocations if a housing element fails to identify or make adequate sites available in a prior planning period. Since Sausalito did not adopt housing element for the prior 1999-2006 planning period, the City must evaluate a possible carry-over of the RHNA allocation from the prior planning period into the current 2007-2014 planning period. However, since the analysis within the Housing Element determined that there was not any unaccommodated need from the 1999-2006 planning cycle, there was no carry-over.

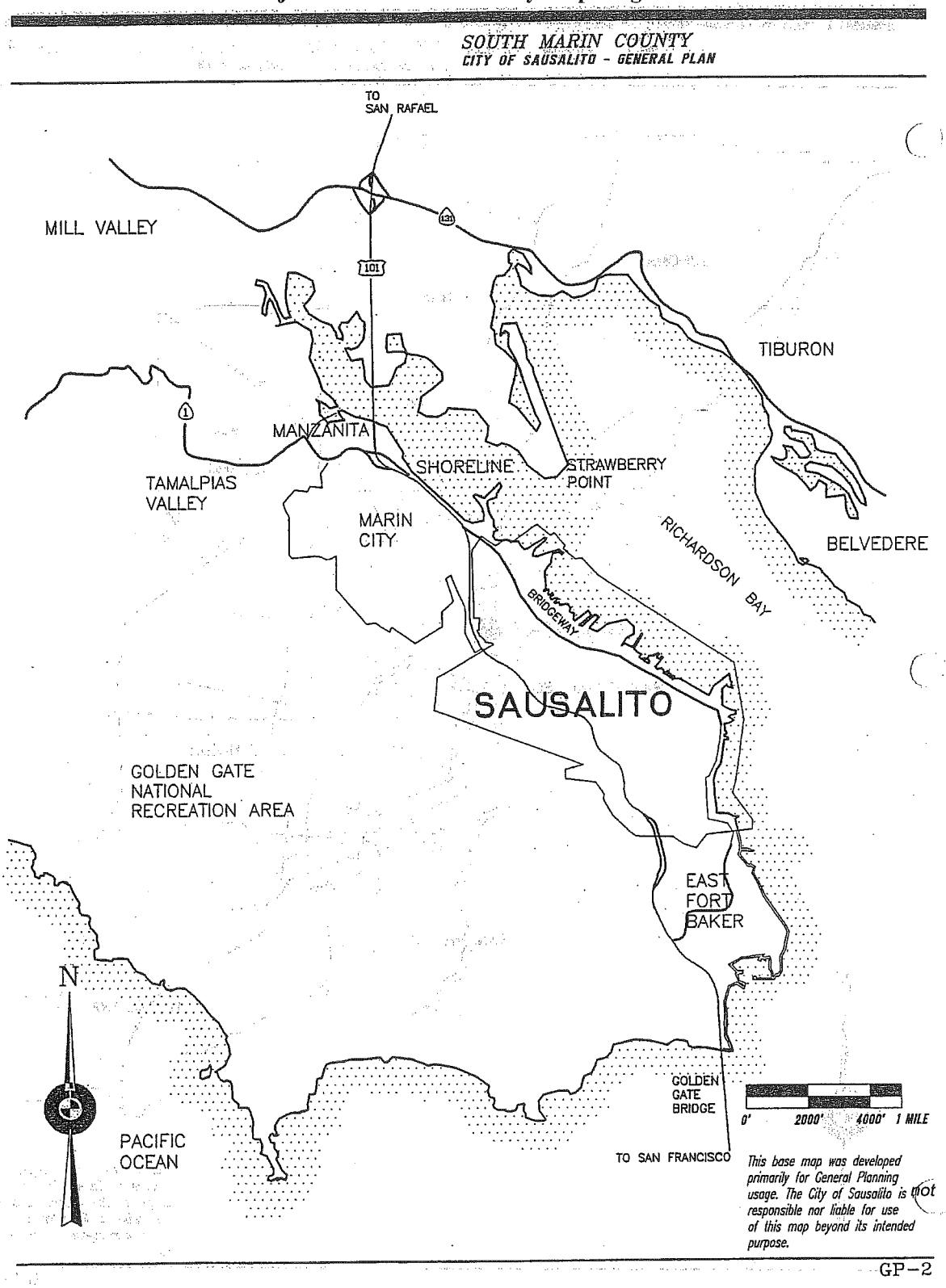
RHNA for 1999-2006 and 2007-2014 Planning Periods

RHNA	Very Low	Low	Moderate	Above Moderate	Totals
1999-2006	36	17	50	104	207
2007-2014	45	30	34	56	165

13. **Surrounding Land Uses and Setting:** Uses in the unincorporated areas surrounding the City of Sausalito city limits, include residential and open space.

14. **Other agencies or utility providers whose approval is required (e.g., permits, financing approval, or participation agreement.):** Review by the State of California Housing and Community Development Department (HCD), although the project does not require HCD approval or the approval of any other state agency. There are no responsible or trustee agencies for this project pursuant to CEQA.

Project Location and Vicinity Map - Figure 1



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture and Forestry	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☐ Greenhouse Gas Emissions	☐ Hazards and Hazardous Materials	☐ Hydrology/Water Quality
☐ Land Use/Planning	☐ Mineral Resources	☐ Noise
☐ Population/Housing	☐ Public Services	☐ Recreation
☐ Transportation/Traffic	☐ Utilities/Service Systems	☐ Mandatory Findings of Significance

B. DETERMINATION

On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an EARLIER EIR or NEGATIVE DECLARATION pursuant to applicable legal standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

_____ _____

Jeremy Graves, AICP — Date

Community Development Director

C. REFERENCES

The following is a list of references used in the preparation of this document. Each of the topics addressed in Section D, Evaluation of Environmental Impacts, includes a list of references by number. The numbers for the reference sources correspond with the sources that are listed below by number.

1. City of Sausalito General Plan
2. City of Sausalito Zoning Ordinance
3. Draft City of Sausalito Housing Element
4. Marin Housing Workbook
5. Hazardous waste list website: http://www.dtsc.ca.gov/database/Calsites/Cortese_List.cfm.
6. State Planning and Zoning Law
7. National Pollution Discharge Elimination System (NPDES)
8. Composite Flood Hazard Areas - HUD National Flood Insurance Program
9. Field Inspection
10. Experience with other projects of this size and nature
11. Aerial Photography
12. State of California Department of Conservation Marino County Important Farmland 2010 Map
13. Bay Area Air Pollution Control District
14. California Natural Areas Coordinating Council Maps
15. U.S. Census
16. ABAG Projections
17. BAAQMD CEQA Guidelines Assessing the Air Quality Impacts of Projects and Plans
18. Department of Fish & Game
19. US Army Corps of Engineers
20. USGS Data Contribution
21. California Natural Diversity Database
22. State/Federal Environmental Standards
    (a) Ambient Air Quality Standards
    (b) Noise Levels for Construction Equipment
23. Federal Environmental Standards
    (a) Water Quality Standards - 40 CFR 120
    (b) Low-Noise Emission Standards - 40 CFR 203
    (c) General Effluent Guidelines & Standards - 40 CFR 401
    (d) National Primary & Secondary Ambient Air Quality Standards - 40 CFR 50

D. EVALUATION OF ENVIRONMENTAL IMPACTS

Note: For each topic listed below, a reference source was used to complete the Environmental Checklist. The reference sources are listed by number in Section B of this document.

1. Aesthetics Would the project have:				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Have a substantial adverse effect on a scenic vista? (Sources: 1, 2, 3, 9, 10, 11)	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: 1, 2, 3, 9, 10, 11)	☐	☐	☒	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: 1, 2, 3, 9, 10, 11)	☐	☐	☒	☐
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? (Sources: 1, 2, 3, 9, 10, 11)	☐	☐	☒	☐

Discussion:

A substantial adverse effect to visual resources could result in situations where a development project introduces physical features that are not characteristic of current development, obstructs an identified public scenic vista, impairs views from other properties, or has a substantial change to the natural landscape. All new development under the Housing Element Update would be required to be consistent with the City's General Plan and current zoning standards (including findings for Design Review Permits, if applicable). The revisions to the current 1995 Housing Element that are proposed in the Housing Element Update will not result in a significant increase in visual impacts over those identified in the environmental impact report for the 1995 Housing Element or allowed by the City's current development review process. The Housing Element Update will not affect scenic vistas or damage scenic resources because any new development, including possible homeless facilities, would be subject to the City's zoning and design review requirements intended to protect the visual character and quality of areas and to limit light sources on any property to avoid any new sources of substantial light or glare. The City's current development standards are consistent with the Housing Element Update in the regulation of building height, setbacks, massing, and overall design in the City. These development standards provide property owners and project designers certain basic development and design criteria in order to reinforce the desired building forms and character of the community. Policies in the General Plan also protect open hillsides, open space, and environmentally sensitive land areas. No rezoning is proposed in the Housing Element

Update, including rezoning that would permit new or increased construction in areas near scenic vistas or State scenic highways. Any housing development analyzed in the Housing Element would not be of a higher density than is allowed by the current General Plan and Zoning Ordinance. Two selected parcels within the CN-1 (mixed use commercial/residential) district would be allowed to be developed without a commercial component. Additionally, new construction of levels above the ground level on parcels in mixed use commercial/residential zoning districts would be limited to residential use and there would be a prohibition of the conversion of existing upper level residential use to commercial use. As the anticipated density and building massing on these parcels would not be affected, the Housing Element Update would have a less than significant impact on aesthetics and visual resources.

2. Agriculture and Forestry Resources: Would the project:				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Sources: 1, 2, 3, 9, 10, 11, 12)	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Sources: 1, 2, 3, 12)	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (Sources: 1, 2, 10, 12)	☐	☐	☐	☒
d) Result in the loss of forestland or conversion of forestland to non-forest use? (Sources: 1, 2, 10, 12)	☐	☐	☐	☒
e) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Sources: 1, 2, 9, 10, 11, 12)	☐	☐	☐	☒

Discussion:
There is no land within the City of Sausalito that is shown as Prime Farmland, Unique Farmland or Farmland of Statewide Importance on the Marin County Important Farmland map produced by the State Department of Conversation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. There would be no impact. The Housing Element Update does not change any boundaries or the potential for agricultural activities. There are no proposals contained in the Housing Element Update to convert Prime Farmland or any farmland of unique or State-wide importance. In addition, there is no rezoning or development proposed on forest land or land or timber property zoned Timberland Production. There are also no proposals that would conflict with existing agricultural zoning or a Williamson Act contract, or result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, or conversion or loss of forest land. Based on the above, the Housing Element Update would result in no impacts to agricultural or forest resources.

3. Air Quality Would the project:				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Conflict with or obstruct implementation of the applicable air quality plan? (Sources: 1, 2, 3, 10, 13, 17)	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Sources: 1, 2, 3, 10, 13, 17)	☐	☐	☒	☐
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Sources: 1, 2, 3, 10, 12, 13, 17)	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations? (Sources: 1, 2, 3, 9, 10, 11, 12, 13, 17)	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people? (Sources: 1, 2, 3, 9, 10, 11, 12, 13, 17)	☐	☐	☐	☒

Discussion:
The Housing Element Update would not conflict with or obstruct implementation of the *Bay Area Clean Air Plan* (BAAQMD, 2000). The City of Sausalito is within the San Francisco Bay Area Air Basin. The Bay Area Air Quality Management District (BAAQMD) is the regional government agency that monitors and regulates air pollution within the air basin. The BAAQMD is responsible for measuring the air quality of the region. The closest monitoring station is the Fort Cronkhite Monitoring Site located in Marin County. More localized pollutants (e.g., carbon monoxide [CO], sulfur dioxide, and total suspended

particulates [TSP]) experienced a peak in 1981 and have decreased since then. Concentrations of CO and nitrogen oxides (NOX) in the Bay Area meet State/federal standards. In addition, PM10 concentrations meet the federal 24-Hour standards, but not the State 24-Hour standards. Ozone concentrations and PM2.5 concentrations have exceeded the State and federal standards, but they exhibit wide variations from year-to-year related to meteorological conditions. Both ozone and PM10 are considered regional pollutants, because their concentrations are not determined by proximity to individual sources, but show a relative uniformity over a region. Carbon monoxide is considered a local pollutant, because elevated concentrations are usually only found near the source (e.g., congested intersections).

The Housing Element Update will not generate more vehicle trips as compared with the 1995 Housing Element or create more vehicle trips than permitted under the City's current zoning or general plan. The number of dwelling units that could be developed under the Housing Element Update would not result in significant cumulative impacts to air quality as growth and land use intensity are consistent with the City's current General Plan and current zoning designations. Development under the Housing Element Update is also consistent with ABAG's projections for Sausalito. Since the Housing Element Update is consistent with ABAG projections and the General Plan and zoning designations, development under the Housing Element Update will not conflict with or obstruct implementation of the applicable air quality plans. Because they generate few vehicle trips traffic and few air pollutants, homeless facilities, transitional and supportive housing uses will not violate any air quality standard or contribute substantially to an existing or projected air quality violation, nor would they result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in "non-attainment" under an applicable federal or state ambient air quality standard.

The Housing Element Update contains policies encouraging housing near transit. These policies are consistent with current General Plan policies as they relate to the identification of potential sites for housing. The Housing Element Update would not expose sensitive receptors to substantial pollutant concentrations or create objectionable odors affecting a substantial number of people.

Any housing development analyzed in the Housing Element would not be of a higher density than is allowed by the current General Plan and Zoning Ordinance. Two selected parcels within the CN-1 (mixed use commercial/residential) district would be allowed to be developed without a commercial component. Additionally, new construction of levels above the ground level on parcels in mixed use commercial/residential zoning districts would be limited to residential use and there would be a prohibition of the conversion of existing upper level residential use to commercial use. As the anticipated development potential on these parcels would not be affected, the Housing Element Update would result in no impact or less than significant impact to air quality.

4. Biological Resources Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) 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 Game or U.S. Fish and	☐	☐	☒	☐

Wildlife Service? (Sources: 1, 2, 3, 9, 10, 11, 18, 21)				
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Sources: 1, 2, 3, 9, 10, 11, 18, 21)	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Sources: 1, 2, 3, 9, 10, 11, 18, 22)	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Sources: 1, 2, 3, 9, 10, 11, 18, 21)	☐	☐	☒	☐

Discussion:

Depending on the location, any future urban development in the City has the potential to affect important biological resources by disturbing or eliminating areas of remaining natural communities. This could include (a) 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 Game or U.S. Fish and Wildlife Service, (b) a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service, (c) a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act, or (d) interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. However, the Housing Element Update would not modify the location or amount of residentially-designated land allowed in the City's current General Plan and Zoning Ordinance. Development of possible homeless facilities, transitional and supportive housing would be allowed in the Public Institutional Zoning District. All new development under the Housing Element Update would be consistent with the General Plan and current zoning designations, and would be consistent with local policies and regulations protecting biological resources, such as the tree preservation regulations, and it will not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan. Biological impacts would not be intensified over those identified in the certified 1995 General Plan update environmental impact report. Based on the above, the Housing Element Update would result in no impact or less than significant impact to biological resources.

5. Cultural Resources Would the project:				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5? (Sources: 1, 2, 3, 9, 10)	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5? (Sources: 1, 2, 3, 9, 10, 11)	☐	☐	☒	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Sources: 1, 2, 3, 9, 10, 11)	☐	☐	☒	☐
d) Disturb any human remains, including those interred outside of formal cemeteries? (Sources: 1, 2, 3, 9, 10, 11)	☐	☐	☒	☐

Discussion

Depending on the location, any future development in the City has the potential to (a) cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5, (b) cause a substantial adverse change in the significance of an archaeological resource pursuant to Guidelines Section 15064, (c) directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or (d) disturb any human remains, including those interred outside of formal cemetery. The General Plan contains policies for the protection of cultural resources and all new development must be consistent with these policies. Based on the above, the Housing Element Update would result in no impact or less than significant impact to cultural resources.

6. Geology And Soils Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other	☐	☐	☒	☐

substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (Sources: 1, 2, 3, 9, 10, 11, 20)				
ii) Strong seismic ground shaking? (Sources: 1, 2, 3, 9, 10, 11, 20)	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction? (Sources: 1, 2, 3, 9, 10, 11, 20)	☐	☐	☒	☐
iv) Landslides? (Sources: 1, 2, 3, 9, 10, 11, 20)	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil? (Sources: 1, 2, 3, 9, 10, 11, 20)	☐	☐	☐	☒
c) 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 spreading, subsidence, liquefaction or collapse? (Sources: 1, 2, 3, 9, 10, 11, 20)	☐	☐	☐	☒
d) Be located on expansive soil, as defined in California Building Code, creating substantial risks to life or property? (Sources: 1, 2, 3, 9, 10, 11, 20)	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (Sources: 1, 2, 3, 9, 10, 11, 20)	☐	☐	☐	☒

Discussion:

There are no Alquist-Priolo Earthquake Fault Zones within the City of Sausalito and the City is not near any known active faults. The nearest known active faults are the San Andreas fault, about 6.5 miles to the southwest, and the Hayward fault, about 13 miles to the northeast, and the Rodgers Creek fault, 22 miles northeast. Therefore, the potential for fault surface rupture (as opposed to ground shaking) within the City limits is low and there would be no impact from the approval of the Housing Element Update. Most lowland areas with relatively level ground surface are not prone to landslides. Other forms of slope instability, such as the formation of slumps, translational slides, or earth flows, are also unlikely to occur except along stream banks and terrace margins. The highland areas are more susceptible to slope instability. The strong ground motion that occurs during earthquakes is capable of inducing landslides and debris flow (mudslides). These types of failure generally occur where unstable slope conditions already exist. The City has in place geologic review procedures to address these hazards. Hillside areas with landslide potential are of particular concern, and slope stability requires appropriate treatment of vegetative cover during and after residential development. The City's General Plan and Zoning designations do not prohibit new development on areas of geologic hazard, however many precautionary recommendations and restrictions are established in the policies and City requirements in order to minimize potential impacts from developing on geologically hazardous land. City regulations and policies cover slope stability, landslides, earthquake faults, seismic shaking requirements, and expansive soils. All new development is required to be consistent with the General Plan and current Zoning and development regulations.

Depending on the location, any future urban development in the City has the potential to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. This could include (a) rupture of a known earthquake fault, strong seismic ground shaking, and seismic-related ground failure, including liquefaction, (b) result in substantial soil erosion or the loss of topsoil, (c) be located on a geologic unit or soil that is unstable, or that would become unstable as a result of future development, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse, (d) be located on expansive soil, as defined in the California Building Code (CBC), creating substantial risks to life or property, or (e) have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water. The Housing Element Update will not permit development in areas where development is currently prohibited in the General Plan, Marinship Specific Plan, and Zoning Ordinance. New development analyzed in the Housing Element Update would be in areas already designated for residential, mixed use, or public institutional development. Any new construction would be required to meet CBC requirements and all development regulations of the City of Sausalito. Based on the above, the Housing Element Update would result in no impact or less than significant impact on geology and soils.

7. Greenhouse Gas Emissions Would the project:				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Sources: 1, 2, 10, 17)	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Sources: 1, 2, 10, 17)	☐	☐	☐	☒

Discussion:

In June 2010, the Bay Area Air Quality Management District (BAAQMD) adopted new CEQA thresholds of significance addressing standards for ozone and particulate matter (PM) from the State of California and the US EPA. The BAAQMD new greenhouse gas thresholds were developed to ensure that the Bay Area meets the State's plan to address climate change. Any housing development analyzed in the Housing Element would not be of a higher density than is allowed by the current General Plan and Zoning Ordinance. Development analyzed in the Housing Element Update is consistent with ABAG projections, the General Plan, and current zoning designations and, therefore, will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment over current projections. It will also not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. No BAAQMD threshold of significance would be reached. Based on the above, the Housing Element Update would result in no impact or less than significant impact on greenhouse gas emissions.

Hazards And Hazardous Materials Would the project:				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Sources: 1, 2, 3, 9, 10, 11)	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Sources: 1, 2, 3, 9, 10, 11)	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Sources: 1, 2, 3, 9, 10, 11)	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Sources: 1, 2, 3, 9, 10, 11)	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Sources: 1, 2, 3, 9, 10, 11)	☐	☐	☐	☒

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Sources: 1, 2, 3, 9, 10, 11)	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: 1, 2, 3, 9, 10, 11)	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Sources: 1, 2, 3, 9, 10, 11)	☐	☐	☐	☒

Discussion:

The Housing Element Update will not result in potential impacts from hazards and hazardous material that may endanger residents or the environment. No hazards are associated with the policies or programs contained in the Housing Element Update. Implementation of the updated Housing Element will also not generate significant quantities of hazardous materials, significantly affect the mitigation of hazardous materials manufacture, storage, transport or use within the City, or expose residences to hazardous materials. Development analyzed in the Housing Element Update would be consistent with the General Plan and current zoning designations. This includes the City's emergency response plan and any impacts related to air safety or risk from fire. No public airports are within two miles of the City of Sausalito. The nearest public airport is Gnoss Field, which is approximately 22 miles north of Sausalito. There would be no impact. No airstrips are located in the City of Sausalito. The nearest private airstrip is located at Smith Ranch, which is approximately 14 miles north of Sausalito. The sea-based helicopter landing area in Richardson's Bay north of the city limits would not affect or be affected by approval of the Housing Element Update. There would be no impact.

Development under the Housing Element Update is proposed in areas already designated for residential or mixed-use development. Areas designated for possible homeless facilities are already developed areas. Any new construction, such as homeless facilities, transitional and supportive housing, would also be required to meet CBC requirements. Based on the above, the Housing Element Update would result in no impact on hazards or hazardous materials.

8. Hydrology And Water Quality Would the project:				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Violate any water quality standards or waste discharge requirements? (Sources: 1, 2, 3, 7, 9, 10, 11)	☐	☐	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Sources: 1, 2, 3, 7, 9, 10, 11)	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site? (Sources: 1, 2, 3, 9, 10, 11)	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Sources: 1, 2, 3, 9, 10, 11)	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Sources: 1, 2, 3, 7, 9, 10, 11)	☐	☐	☒	☐
f) Otherwise substantially degrade water quality? (Sources: 1, 2, 3, 7, 9, 10, 11)	☐	☐	☒	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Sources: 1, 2, 3, 8, 9, 10, 11)	☐	☐	☒	☐

h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows? (Sources: 1, 2, 3, 8, 9, 10, 11)	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Sources: 1, 2, 3, 8, 9, 10, 11)	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow? (Sources: 1, 2, 3, 9, 10, 11, 20)	☐	☐	☐	☒

Discussion:

Development analyzed in the Housing Element Update will have no impact or less than significant impact in (a) violating any water quality standards or waste discharge requirements, (b) substantially depleting groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, (c) substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site, (d) substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, (e) create or contribute runoff water which would exceed the capacity of existing or planned storm-water drainage systems or provide substantial additional sources of polluted runoff, (f) substantially degrade water quality, or (g) expose people to risks from flooding. The Housing Element Update is consistent with the General Plan and current zoning development standards. Any new development would be required to be consistent with City regulations and development standards related to flood control and drainage, including Chapter 11.17 of the Sausalito Municipal Code. The Housing Element Update will not generate a significant impact on hydrology and water quality over current projections for population and housing units. The Housing Element Update would not allow development where it is not currently permitted, and all development analyzed in the Housing Element Update is in areas and at densities already designated for residential, mixed use, or public institutional development.

Approval of the Housing Element Update will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, or inundation by seiche, tsunami, or mudflow. New housing proposed in locations within the 100-year flood hazard area would be regulated under current City policies and regulations protecting future development from flooding impacts. The policies and regulations regarding hydrology and water quality would continue to be implemented for future residential projects. Based on the above, the Housing Element Update would result in no impact or less than significant impact on or from hydrology and water quality.

9. Land Use And Planning Would the project:				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Physically divide an established community? (Sources: 1, 2, 3, 9, 10)	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Sources: 1, 2, 3, 9, 10)	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources: 1, 2, 3, 9, 10, 11)	☐	☐	☐	☒

Discussion:

The Housing Element Update will not expand the area in which development is permitted under the General Plan or Zoning Ordinance. Two selected parcels within the Commercial Neighborhood (CN-1) Zoning District, a mixed use commercial/residential district along Second Street, would be allowed to be developed without a commercial component. Additionally, new construction of levels above the ground level on parcels in mixed use commercial/residential zoning (i.e., CN-1, CC, and CR) districts would be limited to residential use and there would be a prohibition of the conversion of existing upper level residential use to commercial use. There would be no change to the maximum allowed density on any parcel with the Housing Element Update, All development analyzed in the Housing Element Update is in areas already designated for residential, mixed use, or public institutional development. Implementation of the Housing Element Update will not (a) physically divide an established community, (b) conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect, or (c) conflict with any applicable habitat conservation plan or natural community conservation plan. The Housing Element Update is consistent with current City policy documents, including the General Plan and Marinship Specific Plan. It is also consistent with ABAG projections for Sausalito. No changes are made in the Housing Element Update related to the density or development potential on housing sites. Based on the above, the Housing Element Update would result in no impact or less than significant impact on land use and planning.

10. Mineral Resources Would the project:				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Sources: 1, 2, 3, 9, 10, 11)	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Sources: 1)	☐	☐	☐	☒

Discussion:
There are no known mineral resources of significant value in the City, or categorized as locally important within the City that would be lost due to residential development under the current General Plan and the Housing Element Update. As a result, there would be no impact to mineral resources associated with adoption of the Housing Element Update.

11. Noise Would the project result in:				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Sources: 1, 9, 10)	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Sources: 1, 9, 10)	☐	☐	☐	☒
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1, 9, 10)	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1, 9, 10)	☐	☐	☒	☐

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1)	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1)	☐	☐	☐	☒

Discussion:
The Housing Element Update contains Implementation Programs which have requirements to reduce noise impacts on residents (e.g., code enforcement, residential rehabilitation loans, condominium conversion regulations). Since new residential development must be consistent with current noise regulations and standards, the Housing Element Update will not result in the exposure of persons to or generation of noise levels in excess of standards established in the general plan, noise regulations, or applicable standards of other agencies. The same is true regarding the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels, and for the same reasons. Changes from the 1995 Housing Element primarily relate to special needs housing (homeless, transitional and supportive housing, etc.), which is primarily non auto-generating. The location of homeless facilities (required under SB2) requires a facility to be located within one-quarter mile of a transit stop. These facilities generate minimal traffic and potential noise impacts. When construction occurs, noise regulations are in place to reduce to a less than significant level any substantial temporary or periodic increase in ambient noise levels in the City. Based on the above, the Housing Element Update would result in no impact or less than significant impact to the noise environment or on future residents of the housing that may be constructed.

12. Population And Housing Would the project:				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Sources: 1, 2, 3, 4, 16)	☐	☐	☒	☐

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources: 1, 2, 3, 4)	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources: 1, 2, 3, 4)	☐	☐	☐	☒

Discussion:
The Housing Element Update utilizes the Association of Bay Area Government's (ABAG) Regional Housing Needs Allocations (RHNAs) for the 1999-2006 and 2007-2014 planning periods. Minimal population growth is projected in the General Plan. Since the Housing Element Update is consistent with the General Plan, it will not induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). The Housing Element Update proposes various housing programs to assist in providing housing for low and moderate income households. Therefore the Housing Element Update would likely not displace any existing residents, but would facilitate adequate housing for City residents. Implementation of the updated Housing Element will create a positive impact by addressing population and housing needs.

The Housing Element Update demonstrates the City could accommodate 165 new residential units within the current planning period. This represents a 4% increase in the number of housing units which is 4,112 based on the 2010 Census. Some of these units (24 units) are existing liveaboards and accessory dwelling units, which further decreases the potential for any significant impact from increases in population. If all of the residential units are developed, the population would be anticipated to increase by 281 people (based on 1.7 persons per household) for a 4% increase over the existing population of 7,061.

The Housing Element Update will not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere. Based on the above, the Housing Element Update would result in no impact or less than significant impact to the population and housing environment, or on future residents.

13. Public Services				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	☐	☐	☒	☐
Fire protection? (Sources: 1, 2, 3, 4)	☐	☐	☒	☐
Police protection? (Sources: 1, 2, 3, 4)	☐	☐	☒	☐
Schools? (Sources: 1, 2, 3, 4)	☐	☐	☒	☐
Parks? (Sources: 1, 2, 3, 4)	☐	☐	☒	☐
Other public facilities? (Sources: 1, 2, 3, 4)	☐	☐	☒	☐

Discussion:
All potential impacts to public services, including fire and police protection, medical aid, schools, parks, maintenance of public facilities and other governmental services are considered in the Housing Element Update in determining whether a housing site is available for and appropriate for development. The Housing Element Update evaluates the zoning, the slope and topography, whether the site is sufficiently served by public facilities, such as sewer and water, and whether there are environmental barriers to development. The estimated unit capacity is based on all applicable land-use controls and site improvement requirements, including standards such as maximum lot coverage, height, open space, and parking.

Since all housing sites are consistent with the current General Plan and Zoning, the Housing Element Update will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services listed above (fire, police, parks, schools and others). For sites identified as being underdeveloped, the projected development considers existing development trends and site redevelopment potential. All new development projected under the updated Housing Element and special needs housing policies and programs are consistent with the service levels established in the General Plan and zoning standards.

Based on the above, the Housing Element Update would result in no impact or less than significant impact to public services.

14. Recreation				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Sources: 1, 2, 3, 9, 10)	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? (Sources: 1, 2, 3, 9, 10)	☐	☐	☒	☐

Discussion:
The Housing Element Update will not expand the area in which development is permitted under the General Plan or Zoning Ordinance. All development analyzed in the Housing Element Update is in areas already designated for residential, mixed use, or public institutional development. Implementation of the Housing Element Update will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

The Housing Element Update will not result in recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment. The availability, maintenance, and management of park and recreation facilities are covered under the General Plan and the Capital Improvement Program. No specific recreational facilities or the construction or expansion of recreational facilities that might have an adverse physical effect on the environment are included in the updated Housing Element. Development under the Housing Element Update is consistent with the General Plan, and current zoning designations and, therefore, will not generate a significant impact on the recreation needs.

Based on the above, the Housing Element Update would result in no impact or less than significant impact on recreation.

15. Transportation/Traffic Would the project:				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Sources: 1, 2, 3, 4, 5)	☐	☐	☐	☒
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? (Sources: 1, 2, 9, 10)	☐	☐	☐	☒
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Sources: 1, 2, 9, 10)	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Sources: 1, 2, 9, 10)	☐	☐	☐	☒
e) Result in inadequate emergency access? (Sources: 1, 2, 9, 10)	☐	☐	☐	☒
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Sources: 1, 2, 9, 10)	☐	☐	☐	☒

Discussion:

Approval of the Housing Element Update will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections). The Housing Element Update will not expand the area in which development is permitted under the General Plan or Zoning Ordinance. Two selected parcels within the CN-1 (mixed use

commercial/residential) District would be allowed to be developed without a commercial component. Additionally, new construction of levels above the ground level on parcels in mixed use commercial/residential zoning districts would be limited to residential use and there would be a prohibition of the conversion of existing upper level residential use to commercial use. There would be no change to the maximum allowed density on any parcel with the Housing Element Update, All development analyzed in the Housing Element Update is in areas already designated for residential, mixed use, or public institutional development.

Project specific impacts that could result from residential development under the Housing Element Update will be evaluated on case-by-case basis through an appropriate level of environmental review under the California Environmental Quality Act as projects come forward. All development analyzed in the Housing Element Update would be consistent with the General Plan and current zoning standards. The Housing Element Update will not increase hazards due to a design feature, result in inadequate emergency access, or conflict with adopted policies, plans, or programs supporting alternative transportation. Based on the above, the Housing Element Update would result in no impact on transportation/traffic.

16. Utilities And Service Systems Would the project:				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Sources: 1, 16)	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1)	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1)	☐	☐	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source: 1)	☐	☐	☐	☒
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the	☐	☐	☐	☒

provider's existing commitments? (Source: 1)				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source: 1)	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source: 1)	☐	☐	☐	☒

Discussion:
The Housing Element Update will not expand the area in which development is permitted under the General Plan or Zoning Ordinance. All development analyzed in the Housing Element Update is in areas already designated for residential, mixed use, or public institutional development. All new development under the Housing Element Update would be consistent with the General Plan and zoning standards. Therefore, the Housing Element Update will not (a) exceed wastewater treatment requirements, (b) require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, or (c) require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. With the above policies associated with land use, impacts to the community as a result of implementing the Housing Element Update are less than significant.

Based on the above, the Housing Element Update would result in no impact on utilities and service systems, including compliance with federal, state, and local statutes and regulations related to solid waste.

Mandatory Findings Of Significance				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects	☐	☐	☒	☐

of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Discussion:
The Housing Element Update will not expand the area in which development is permitted under the General Plan or Zoning Ordinance. All development analyzed in the Housing Element Update is in areas already designated for residential, mixed use, or public institutional development. All new development under the Housing Element Update would be consistent with the General Plan, zoning designations. Development would occur consistent with current regulations and development review procedures. Thus, the Housing Element Update does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. As a result, adoption of the Housing Element Update will create No Impact in this category.

Any housing development analyzed in the Housing Element would not be of a higher density than is allowed by the current General Plan and Zoning Ordinance. Two selected parcels within the CN-1 (mixed use commercial/residential) District would be allowed to be developed without a commercial component. Additionally, new construction of levels above the ground level on parcels in mixed use commercial/residential zoning districts would be limited to residential use and there would be a prohibition of the conversion of existing upper level residential use to commercial use. No new sites for additional residential development are added, nor is the density increased on any sites from that in the General Plan or Zoning Ordinance.

The Housing Element Update carries forward many of the programs contained in the 1995 Housing Element and is consistent with other City policies related to environmental protection. The Housing Element Update better addresses special needs populations. The limited modifications contained in the Housing Element Update will create impacts which are Less Than Significant or non-existent (i.e., No Impact) on an individual basis as described in the above analysis. In addition, the limited modifications contained in the Housing Element Update will create impacts which are Less Than Significant on a cumulative basis since the development allowed pursuant to the Housing Element Update is consistent with the General Plan, Marinship Specific Plan, and Zoning Ordinance. Furthermore, the amount of residential development that would be allowed under the Housing Element Update is the same or less as the amount of development analyzed in the General Plan EIR and the impacts of that development have been disclosed, analyzed and mitigated to the extent feasible in the General Plan EIR.

The Housing Element Update will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly related to potential housing sites. As a result, there is No Impact for this Finding of Significance. The Housing Element Update is also consistent with and the California Department of Finance and ABAG projections for Sausalito. The updated Housing Element contains updated statistics and analysis of housing issues per State law, which provides a more up-to-date

foundation for future planning. Impacts to all of the City's resources are therefore considered less than significant.

Based on the above, the Housing Element Update will result in No Impacts or Less Than Significant Impacts on issues identified in the Mandatory Findings of Significance.

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