

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2021020063

Project Title: 70-74 Liberty Ship Way

Lead Agency: City of Sausalito Contact Person: Tricia Stevens
 Mailing Address: 420 Litho Street Phone: 916-698-4592
 City: Sausalito Zip: 94965 County: Marin

Project Location: County: Marin County City/Nearest Community: Sausalito

Cross Streets: Liberty Ship Way and Marinship Way Zip Code: 94965

Longitude/Latitude (degrees, minutes and seconds): 37 ° 86 ' 2488 " N / 122 ° 49 ' 0491 " W Total Acres: 3.9

Assessor's Parcel No.: 063-080-06 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 101 Waterways: Richardson Bay

Airports: n/a Railways: n/a Schools: _____

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 11,300 Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. 37,100 Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Industrial and Waterfront zoning with Marinship Specific Plan Overlay

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

Refer to Attachment A: Project Description

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

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

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

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

Starting Date 10/07/2021 Ending Date 11/05/2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Liberty Ship Way II</u>
Address: <u>1630 San Pablo Avenue, Suite 300</u>	Address: <u>85 Liberty Ship Way</u>
City/State/Zip: <u>Oakland, CA 94612</u>	City/State/Zip: <u>Sausalito, CA 94965</u>
Contact: <u>Hannah Young</u>	Phone: <u>415-331-5550</u>
Phone: <u>510-601-2507</u>	

Signature of Lead Agency Representative: Tricia Stevens

Digitally signed by Tricia Stevens,
Date: 2021.01.28 14:01:56 -0800

Date: 10/06/2021

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

Attachment A: Project Description

The proposed 70–74 Liberty Ship Way Project (project) would redevelop a 3.9-acre site within the City of Sausalito (Assessor’s Parcel Number 063-080-06). The project site is currently developed with dry boat storage and containerized storage. The proposed project would involve construction of three two-story industrial buildings totaling approximately 50,000 square feet up to 32 feet in height. The proposed uses of the buildings would be consistent with the Industrial and Waterfront zoning districts of the Marinship Specific Plan and may include marine, industrial, storage, and other related uses. The project would include a 48,979-square-foot surface parking lot containing 108 parking spaces and illuminated by light poles approximately 20 feet high, with the lights hanging at approximately 12 feet high. One of the buildings would have approximately 2,500 square feet of solar energy panels on the roof. The project would also provide three pedestrian access points with lighting to the San Francisco Bay Trail. An existing 8-foot-high chain-link fence currently runs along the project boundary and would be replaced with chain bollards to improve visual character. When buildout of the project is complete, approximately 84 full-time staff would be employed on site.