

**Notice of Intent to Adopt a
Recirculated Initial Study - Mitigated Negative Declaration
70-74 Liberty Ship Way Project**

Date: October 1, 2021
To: Public Agencies, Organizations, and Interested Parties
From: City of Sausalito
Subject: **Notice of Intent to Adopt a Recirculated Initial Study - Mitigated Negative Declaration:
70-74 Liberty Ship Way Project**

In accordance with CEQA, the City of Sausalito (City) has completed a revised Initial Study/Mitigated Negative Declaration (IS/MND) to determine whether the project may have a significant effect on the environment. The IS/MND concludes that the project will not have a significant effect on the environment with the inclusion of mitigation measures.).

A Draft IS/MND for the current project was circulated in January 2021. During the public review period, detailed topographic maps showed that historic railroad tracks thought to be outside the project area were actually just inside the project boundary. This finding initiated additional review of potentially significant cultural resource impacts associated with these tracks. As this analysis was not included in the earlier IS/MND, the City is recirculating the document to include the new analysis. Section 3.5 is the only section where new analysis is presented, and the City would ask that comments on this document be limited to that Section. A combined Response to Comments will be developed including public comments received regarding both IS/MND drafts.

Project Title: 70-74 Liberty Ship Way

Applicant: Michael Rainey

Project Location: The 3.9-acre project site would be located at 70-74 Liberty Ship Way (Assessor Parcel Number 063-080-06), in the eastern portion of the City along Richardson Bay. It is located within the Industrial and Waterfront zoning districts of the Marinship Specific Plan. The project site currently contains dry boat storage for approximately 85 small vessels and containerized storage. No permanent buildings are on site. Commercial buildings operate to the south and west. An existing approximately 28,888-square-foot marsh restoration area is located along the southeastern project boundary. Adjacent to the marsh is an 8-foot-wide segment of the San Francisco Bay Trail (Bay Trail), a Class I waterfront pedestrian and bike path that extends along the San Francisco Bay.

Project Description: The proposed project would involve construction of three two-story buildings totaling approximately 50,000 square feet that are up to 32 feet in height. The building uses would be consistent with the zoning districts and may include marine, industrial, storage, restaurant, and other related uses. The project would create 108 parking spaces on an approximately 49,000-square-foot parking lot. The project would include 35,785 square feet of landscaped and vegetated areas, in addition to the existing marsh restoration area, which would remain as it currently exists. Two eucalyptus trees would be removed and 30 new trees would be planted throughout the site. The project would provide enhanced access and connectivity to the Bay Trail by improving pedestrian access, adding lighting, and defining the edges of the path. When the project is complete, it is anticipated that

approximately 84 full-time staff could be employed on site. The project site is not on a list of sites as described by Government Code 65962.5 (LUST Cleanup Site, State Water Resources Control Board).

Public Review Period: A 30-day public review period will begin on October 1, 2021. Written comments must be mailed, submitted in person or via email to the contact person below no later than **5:00 p.m. on November 1, 2021**. The Draft MND and all related analysis are available on the City's website at:

<https://www.sausalito.gov/departments/community-development/planning-division/current-planning/public-notice>.

Public Meetings: The City of Sausalito Historic Preservation Commission will hold a meeting on October 7, 2021, at 6:30 pm to consider an advisory recommendation on whether the site qualifies as a historic resource,

The Planning Commission will hold a second study session on October 20, 2021, at 6:30 pm. No decisions will be made. A public hearing will be held on a date to be determined.

Contact Person: Tricia Stevens, Contract Planner

Address: 420 Litho Street, Sausalito, California 94965

Telephone: (916)-698-4592

E-mail: tstevens@migcom.com