



**NOTICE OF PREPARATION AND PUBLIC SCOPING MEETING
CITY OF SAUSALITO 6TH CYCLE HOUSING ELEMENT
DRAFT ENVIRONMENTAL IMPACT REPORT**

To all interested parties:

NOTICE IS HEREBY GIVEN that the City of Sausalito (City), as the Lead Agency, has determined that the Sausalito Housing Element Update (proposed project) will require preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA).

PROJECT DESCRIPTION: The City of Sausalito is proposing to update the 2015 housing element of the Sausalito General Plan. The housing element update is mandated by state law, Government Code section 65583. The housing element update establishes goals, policies, and actions to address the existing and projected housing needs of Sausalito. The goals, policies, and actions are required to plan for the regional housing targets allocated to Sausalito by regional agencies for 2023 to 2031 and to meet future housing demand in Sausalito. The housing element update would modify the policies of the general plan's housing element. It would not implement specific changes to existing land use controls (e.g., zoning) or approve any physical development (e.g., construction of housing or infrastructure). As such, the proposed action would not result in any direct physical changes to the environment, but would result in reasonably foreseeable indirect changes. Specifically, the City assumes that adoption of the housing element update would lead to future actions, such as rezoning sites to allow a mix of uses including residential, increasing densities on underutilized parcels, and development of Objective Design and Development Standards (ODDS) for single family and multiple unit development projects. Under the proposed action, 724 total housing units would be included in the City's 6th Cycle Regional Housing Needs Allocation (RHNA), which are greater than the 5th Cycle RHNA of 79 units. This is due in part to the Bay Area region's overall allocation of 441,176 units from State Department of Housing and Community Development (HCD) being more than double the last Housing Element cycle's allocation, which was approximately 189,000 units.

PROJECT LOCATION: The City of Sausalito is located in southern Marin County. The 2.1-square mile City is located on the shores of Richardson Bay with a population of 7,114 people in 2020. The city is bound by San Francisco Bay (Richardson Bay) to the east, Golden Gate National Recreation Area to the west and south, and unincorporated Marin County, including the community of Marin City to the north and northwest. See NOP Figure 1, Regional Location Map.

POTENTIAL ENVIRONMENTAL EFFECTS: An EIR will be prepared to address potential environmental impacts associated with the implementation of the proposed project. Potential key environmental considerations to be addressed in the EIR include: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils/Paleontological Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Noise, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities/Service Systems, and Wildfire. The Draft EIR will include a discussion of reasonable alternatives to the proposed project pursuant to CEQA Guidelines Section 15126.6. The Draft EIR will also include an analysis of cumulative effects, as well as other required CEQA sections.

NOTICE IS HEREBY FURTHER GIVEN that this Notice of Preparation (NOP) has been prepared in accordance with Section 15082 of the State CEQA Guidelines and will be circulated for a 30-day review period during which your comments and suggestions regarding the scope of the Draft EIR are welcomed. The NOP comment period will extend from December 21, 2022 through January 20, 2023. The NOP, which includes additional information regarding the project including a regional location figure and proposed Land Use Map figure, is available for review during regular business hours at:

- City of Sausalito, Community Development Department, 420 Litho Street, Sausalito, CA 94965
- The document may be accessed online at: <https://housingelementsmarin.org/city-of-sausalito>.

Your scoping comments must be sent at the earliest possible date, but no later than 5:00 PM on January 20, 2023. Comments on the scope of the Draft EIR and questions regarding the proposed project and scoping meeting can be made to:

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

NOTICE IS HEREBY FURTHER GIVEN that, pursuant to Section 21083.9 of the Public Resources Code, the City will hold a public Scoping Meeting to obtain information regarding the content and scope of the EIR for this project. This scoping meeting will be held on January 3, 2023 at 3:00 p.m. via Zoom:

Join Zoom Meeting: <https://us02web.zoom.us/j/4052952836>

Phone: 669-444-9171

Meeting # 405 295 2836