



NOTICE OF PREPARATION CITY OF SAUSALITO 6TH CYCLE HOUSING ELEMENT UPDATE DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT

Date: December 21, 2022
To: State Clearinghouse, Agencies, Organizations and Interested Parties
From: City of Sausalito Community Development Department
Subject: Notice of Preparation and Scoping Meeting for the City of Sausalito 6th Cycle Housing Element Update Draft Program Environmental Impact Report
Scoping Meeting: January 3, 2023 at 3:00 pm (via Zoom – see pg.2 for information)
Comment Period: December 21, 2022 to January 20, 2023

NOTICE IS HEREBY GIVEN that the City of Sausalito (City) will prepare a Program Environmental Impact Report (EIR) for the proposed City of Sausalito 6th Cycle Housing Element Update (proposed project). The Program EIR will address the environmental impacts associated with the adoption and implementation of the proposed project. This Notice of Preparation (NOP) is being distributed to applicable responsible agencies, trustee agencies, interested agencies, parties, and organizations as required by the California Environmental Quality Act (CEQA). Interested agencies and parties are requested to comment on the scope and content of the significant environmental issues, mitigation measures, and reasonable alternatives to be explored in the Program EIR. Information regarding the project description, project location, public outreach process, and topics to be addressed in the Program EIR is provided below.

Notice of Preparation 30-Day Comment Period

The City, as lead agency, is soliciting comments from responsible agencies, trustee agencies, public agencies, organizations, and members of the public regarding the scope and content of the Program EIR, and the environmental issues and alternatives to be addressed in the Program EIR. The City requests that responsible agencies, trustee agencies, interested parties, and the Office of Planning and Research respond in a manner consistent with Section 15082(b) of the CEQA Guidelines. Pursuant to Public Resources Code Section 21080.4, responsible agencies, trustee agencies, and the Office of Planning and Research must submit any comments in response to this notice no later than 30 days after receipt. In accordance with the time limits established by CEQA, the NOP public review period will begin on December 21, 2022 and end on January 20, 2023.

In the event that the City does not receive a response from any responsible or trustee agency by the end of the review period, the City may presume that the responsible agency or trustee agency has no response to make (CEQA Guidelines Section 15082(b)(2)). Please provide your written/taped comments (including name, affiliation, telephone number, and contact information) to the address shown below by 5:00 p.m. Friday, January 21, 2023. For additional information, please contact:

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Scoping Meeting

The City will hold a scoping meeting to: (1) inform the public and interested agencies about the proposed project, and (2) solicit public comment on the scope of the environmental issues to be addressed in the Program EIR, as well as the range of alternatives to be evaluated. The date, time, and place of the Scoping Meeting is as follows:

City of Sausalito 6th Cycle Housing Element Update Draft Program EIR Scoping Meeting
January 3, 2023 at 3:00 pm

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

Phone: 669-444-9171
Meeting # 405 295 2836

Project Location and Setting

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 Figure 1, Regional Location Map.

Project Description

State law requires the City to have and maintain a general plan with specific contents in order to provide a vision for the City's future and inform local decisions about land use and development, including issues such as circulation, conservation, and safety. The City's General Plan was updated and adopted in 2021.

The Housing Element is one of the state-mandated elements of the General Plan. State law specifically requires the City to update the Housing Element of its General Plan to accommodate its housing needs for the 2023 to 2031 planning period and address requirements of State law, including changes since adoption of the 2015-2023 Housing Element. The City is proposing to update its Housing Element to comply with the requirements of State law by analyzing existing and projected housing needs, and updating goals, policies, objectives, and implementation programs for the preservation, improvement, and development of housing for all income categories.

Upon adoption, the 6th Cycle Housing Element will replace the City's adopted 2015-2023 Housing Element, which was adopted in 2015.

Project Objectives and Goals

The proposed project identifies the following housing goals:

Goal H-1: 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.



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Goal H-2: Support housing diversity, opportunities, and assistance.

Plan for a range of housing opportunities, including diverse housing types, special needs populations, and affordability levels, throughout the community and use collaborative partnerships and incentives to ensure all segments of the community have access to safe and decent housing that meet their special needs.

Goal H-3: Reducing constraints to housing development, rehabilitation, and preservation.

Reduce constraints, particularly governmental constraints under the City's control, on the maintenance, improvement and development of housing while maintaining community character.

Goal H-4: Affirmatively further fair and equal housing access and opportunities.

Promote equal housing opportunities for all residents, including Sausalito's special needs populations, so that safe and decent housing is available to all persons and all income levels throughout the community regardless of race, religion, sex, marital or familial status, ancestry, national origin, disability, income source, and other protected traits and ensure housing opportunities and policies address historical exclusionary practices.

Housing Element Contents

The City of Sausalito 6th Cycle Housing Element consists of two documents: the Housing Plan (policy document) and the Background Report.

The **Housing Plan** establishes Sausalito's housing goals, objectives, policies, and programs for the 6th Cycle, providing an implementable plan of action to address housing needs and constraints. The policies and programs ensure that Sausalito addresses its housing needs, including preservation, maintenance and rehabilitation, and new development and promotes access to housing opportunities throughout the City in order to affirmatively furthers fair housing.

The **Background Report** provides information regarding the City's population, household, and housing characteristics, quantifies housing needs, addresses special needs populations, describes potential constraints to housing, addresses fair housing issues, including community participation in the development of the element, and identifies resources available, including land and financial resources, for the production, rehabilitation, and preservation of housing. The Background Report reviews the effectiveness of the 2015-2023 Housing Element in achieving Sausalito's housing goals and objectives and meeting the community's housing needs. The Housing Element Background Report provides documentation and analysis in support of the goals, polices programs, and quantified objectives in the Housing Plan.

Regional Housing Needs Allocation (RHNA).

State law requires the City to identify adequate sites to accommodate its RHNA. The RHNA for the Bay Area region establishes the number of units by income level that each city and county within the nine-County Bay Area must accommodate and was adopted by the Association of Bay Area Governments in December 2021. The City appealed the RHNA but does not have the authority to reduce or modify its RHNA allocation.

Approach to Accommodating the RHNA

The City's General Plan Land Use Element and Zoning Ordinance designate land within Sausalito for a range of residential densities. Sausalito received a RHNA of 724 units for the 2023-2031 planning

period. As discussed in Chapter IV of the Public Review Draft 6th Cycle Housing Element Background Report, the City’s inventory of residential sites can accommodate approximately 118 units. After accounting for approved projects (25 units), projected accessory dwelling units and Senate Bill 9 units (116 units), the City has a remaining RHNA of 465 units, including 263 lower income units (extremely/very low and low), 52 moderate income units, and 166 above moderate income units.

The City must identify adequate sites with appropriate density and development standards to accommodate this RHNA. With very limited vacant land in Sausalito, the remaining development opportunities are primarily on underutilized (nonvacant) parcels.

To encourage intensification of uses on these parcels and residential development to accommodate the RHNA, the 6th Cycle Housing Element has identified opportunity sites to be designated with a 49 du/ac Housing Overlay, a 70 du/ac Housing Overlay, or a Mixed Use Overlay as shown in Figure 2. Following adoption of the 6th Cycle Housing Element, the City would amend General Plan land use designations, rezone sites, and update the Zoning Ordinance to accommodate the changes specified in the Housing Element

As proposed, the 6th Cycle Housing Element would provide realistic capacity for at least 872 units, as shown in Table 1. Appendix D1 of the Housing Element also identifies sites with backup capacity. As shown in Table 1, growth assumptions for the EIR will include additional capacity for the City’s inventory of existing residential sites and opportunity sites to reflect development allowed under the adopted (existing residential sites) and planned (opportunity sites) General Plan land use designations and zoning.

Table 1. Housing Element Project Development Capacity

	Housing Element RHNA Accommodation Capacity					EIR Capacity
	Extremely/ Very Low	Low	Moderate	Above Moderate	Total	
RHNA	200	115	114	295	724	
Approved/Entitled Projects	3	8	7	10	28	25
Inventory of Existing Residential Sites	1	4	25	73	103	167
ADU & SB 9 Projected Units	12	27	30	47	116	116
Opportunity Sites						
Housing Opportunity – 49 du/ac	38	21	34	31	124	149
Housing Opportunity – 70 du/ac	94	52	30	10	186	240
Mixed Use Overlay	126	69	47	16	258	397
Opportunity Backup Sites	-	-	-	-	-	152
Total	274	181	173	187	815	1,246
Surplus¹	74	66	59	-	91	

1. HCD recommends buffer in the housing element inventory of at least 15 to 30 percent capacity more than required, especially to accommodate the lower income RHNA. A modest surplus also allows various sites identified in the Housing Element to identify at different income levels than those anticipated, while still maintaining an adequate supply of available sites.

Required Approvals

Actions to be taken by the City to adopt and implement the proposed project include, but are not limited to:

- Certification of the 6th Cycle Housing Element Update EIR,

- Adoption of General Plan amendments to update the Housing Element and to redesignate the land uses for certain selected housing sites,
- Rezoning of selected housing sites, and
- Adoption of Zoning Ordinance amendments to remove housing constraints and implement the Housing Plan.

After adoption, the 6th Cycle Housing Element will be submitted to the California Department of Housing and Community Development for certification.

Program EIR Analysis

The City will prepare a Program EIR for the 6th Cycle Housing Element Update. The EIR will be prepared in accordance with CEQA, the CEQA Guidelines (Guidelines), relevant case law, and City procedures. No Initial Study will be prepared pursuant to Section 15063(a) of the CEQA Guidelines.

The Draft Program EIR for the 6th Cycle Housing Element Update will incorporate by reference applicable portions of the certified City of Sausalito General Plan Update Program EIR because the proposed 6th Cycle Housing Element is a component of the City's General Plan.

The EIR will analyze potentially significant impacts associated with adoption and implementation of the Housing Element. In particular, the EIR will focus on the 6th Cycle Housing Element's increased development potential. The EIR will evaluate the full range of environmental issues contemplated under CEQA and the CEQA Guidelines as set forth in CEQA Guidelines Appendix G, except for specific topics identified below as having no impact. Where potentially significant or significant impacts are identified, the EIR will discuss mitigation measures to address the impact. At this time, the City anticipates that EIR sections will be organized in the following topical areas:

- **Aesthetic Resources** - The Program EIR will describe the aesthetic implications of 6th Cycle Housing Element Update implementation, including visual relationships to the surrounding vicinity and potential impacts on scenic vistas and resources, potential to conflict with regulations governing scenic quality, and light or glare impacts.
- **Air Quality** - The Program EIR will describe the potential short- and long-term impacts of 6th Cycle Housing Element Update implementation on local and regional air quality and air quality plans based on methodologies issued by the Bay Area Air Quality Management District (BAAQMD).
- **Biological Resources** - The Program EIR will identify any potential impacts of 6th Cycle Housing Element Update implementation on biological resources, including special-status plant and animal species, riparian habitats, wetlands, other sensitive natural communities, migratory movement, and protected trees.
- **Historic, Cultural, and Tribal Cultural Resources** - The Program EIR will describe any potential 6th Cycle Housing Element Update implementation impacts and mitigation associated with historic, archaeological, and tribal cultural resources.
- **Geology, Soils, and Palaeontologic Resources** - The Program EIR will describe the potential geotechnical implications of 6th Cycle Housing Element Update implementation, including adverse effects associated with seismic activity, substantial soil erosion or loss of topsoil, stable, potentially unstable geologic units, and destruction of unique palaeontologic resources or unique geological features.

- **Greenhouse Gases, Climate Change, and Energy** - The Program EIR will include a greenhouse gas emissions analysis using the BAAQMD's methodology and thresholds for evaluating a project's greenhouse gas emissions and will address the potential for the 6th Cycle Housing Element Update to conflict with an adopted plan or other regulations adopted for the purpose of reducing greenhouse gases. This section will also address anticipated energy consumption associated with buildout of the 6th Cycle Housing Element Update, as well as proposed and or potential energy conservation measures.
- **Hazards and Hazardous Materials** - The Program EIR will describe any existing and anticipated hazardous material activities and releases and any associated impacts of 6th Cycle Housing Element Update implementation. Potential hazards impacts resulting from future construction will also be described.
- **Hydrology and Water Quality** - The Program EIR will describe the effects of 6th Cycle Housing Element Update implementation on storm drainage, water quality, groundwater resources, and the potential for flooding.
- **Land Use and Planning** - The Program EIR will describe the potential impacts of 6th Cycle Housing Element Update implementation related to land use and planning, including impacts due to conflict with land use plans, policies, or regulations adopted to avoid or mitigate an environmental effect.
- **Noise** - The Program EIR will describe noise impacts and related mitigation needs associated with short-term construction and long-term operation (i.e., traffic, mechanical systems, etc.) associated with buildout of the 6th Cycle Housing Element Update.
- **Population and Housing** - The Program EIR will describe the anticipated effects of 6th Cycle Housing Element Update implementation inducing unplanned population growth or displacing existing people or housing.
- **Public Services and Recreation** - The Program EIR will describe the potential for 6th Cycle Housing Element Update implementation to result in substantial adverse physical impacts on public services, including police, fire, and emergency medical services, schools, parks and recreation facilities, and other public facilities.
- **Transportation** - The Program EIR will describe the transportation and circulation implications of 6th Cycle Housing Element Update implementation, including impacts on the circulation system including transit, roadways, pedestrian and bicycle facilities, potential effects related to vehicle miles travelled, design or incompatible use hazards, and adequate emergency access.
- **Utilities/Service Systems** - The Program EIR will describe the 6th Cycle Housing Element Update implementation effects related to new or expanded water supply, sewer and wastewater treatment, storm drainage, solid waste and recycling, electric, natural gas, and telecommunication infrastructure.
- **Wildfire** - The Program EIR will describe the 6th Cycle Housing Element Update impacts related to emergency response/emergency evacuation plans, potential to exacerbate wildfire risks, and exposure to significant wildfire-related risks.

In addition to the potential environmental impacts noted above, the Program EIR will evaluate potential cumulative impacts and potential growth-inducing effects associated with 6th Cycle Housing

Element Update implementation. The Program EIR will also compare the impacts of the proposed 6th Cycle Housing Element Update to a range of reasonable alternatives, including a No Project alternative, and will identify an environmentally superior alternative. The Program EIR will analyze the 6th Cycle Housing Element Update, including the Housing Plan goals, policies, and implementation programs, and alternatives to the proposed 6th Cycle Housing Element Update.

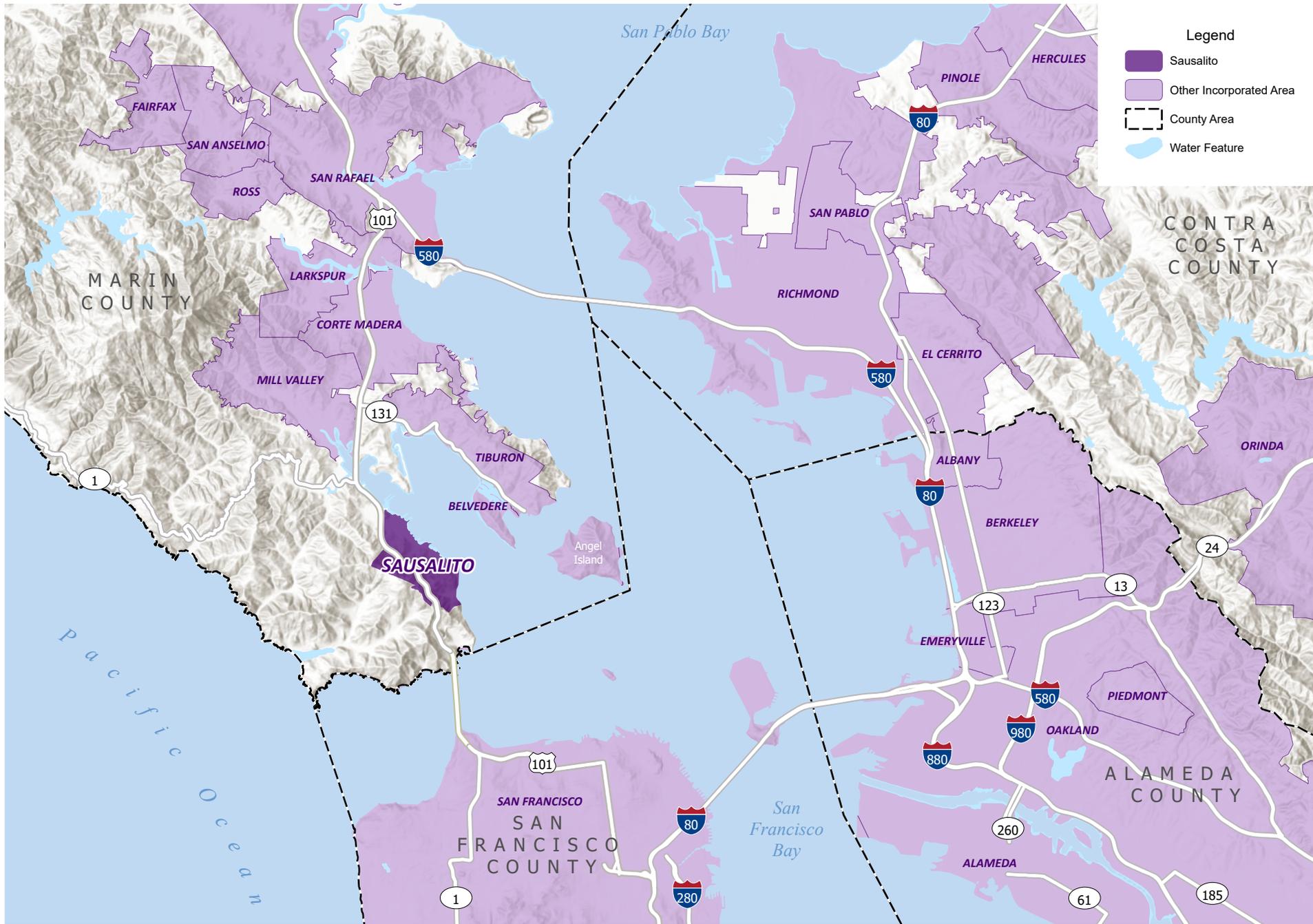
Environmental Topics Scoped from Further Analysis

Agriculture and Forestry Resources

The EIR certified for the City's General Plan Update in 2021 concluded there would be no impacts to agriculture and forestry resources. No land zoned or used as agricultural resources, including farmland, forestry resources, or timberland are in the city. Therefore, no agricultural or forestry impacts would occur as a result of implementing the Housing Element Update and this issue will not be discussed in the EIR.

Mineral Resources

The EIR certified for the City's General Plan Update in 2021 concluded that there would be no impacts to mineral resources. No significant mineral resources have been identified in the city. None of the housing opportunity sites are used for mineral extraction, nor are any of the sites designated as an important mineral recovery site. Therefore, there would be no impact on mineral resources, and this impact will not be discussed in the EIR.

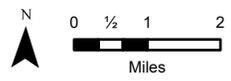


Legend

- Sausalito
- Other Incorporated Area
- County Area
- Water Feature



De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm



Sources: California State Geoportal. Map date: October 1, 2022.

**SAUSALITO 6th CYCLE
HOUSING ELEMENT UPDATE
FIGURE 1
REGIONAL LOCATION MAP**



- Sausalito City Boundary
- Neighborhood Boundary
- EXISTING CAPACITY SITES**
- Vacant
- Underutilized
- Project
- City Project
- HOUSING OVERLAY OPPORTUNITY SITES**
- Multifamily 49 du/ac (vacant)
- Multifamily 49 du/ac (underutilized)
- Multifamily 70 du/ac (vacant)
- Multifamily 70 du/ac (underutilized)
- Mixed Use 49 du/ac (vacant)
- Mixed Use 49 du/ac (underutilized)
- Mixed Use 70 du/ac (underutilized)

SAUSALITO 6th CYCLE
HOUSING ELEMENT UPDATE

FIGURE 2
INVENTORY OF SITES
AERIAL MAP

Sources: City of Sausalito; Marin GeoHub. Map date: July 15, 2022.