



# NOTICE OF PREPARATION CITY OF SAUSALITO 6<sup>TH</sup> CYCLE HOUSING ELEMENT PROGRAMS DRAFT ENVIRONMENTAL IMPACT REPORT

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**Date:** May 18, 2023  
**To:** State Clearinghouse, Agencies, Organizations and Interested Parties  
**From:** City of Sausalito Community Development Department  
**Subject:** Notice of Preparation and Scoping Meeting for the Draft Environmental Impact Report for City of Sausalito 6<sup>th</sup> Cycle Housing Element Programs  
**Scoping Meeting:** May 30, 2023 at 3pm (via Zoom – see pg.2 for information)  
**Comment Period:** May 22, 2023 to June 21, 2023

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NOTICE IS HEREBY GIVEN that the City of Sausalito (City), as the Lead Agency, has determined that the adoption of zoning amendments and other actions needed to implement Program 4 of the Sausalito Housing Element, "Ensure Inventory of Sites Accommodates RHNA throughout Planning Period" (collectively, the proposed project) will require preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA). This Notice of Preparation (NOP) is being distributed to applicable responsible agencies, trustee agencies, interested agencies, parties, and organizations as required by 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 Draft EIR. Information regarding the project description, project location, public outreach process, and topics to be addressed in the Draft 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 Draft EIR, and the environmental issues and alternatives to be addressed in the Draft 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 May 22, 2023 and end on June 21, 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/typed comments (including name, affiliation, telephone number, and contact information) to the address shown below by 5:00 p.m. Friday, June 21, 2023. For additional information, please contact:

Brandon Phipps, Community and Economic Development Director  
City of Sausalito Community Development Department  
420 Litho Street  
Sausalito, CA 94965  
[bhipps@sausalito.gov](mailto:bhipps@sausalito.gov)

## 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 Draft 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 6<sup>th</sup> Cycle Housing Element Programs Draft EIR Scoping Meeting**  
May 30, 2023 at 3 PM

Join Zoom Meeting

<https://us02web.zoom.us/j/4052952836>

405 295 2836

One tap mobile: 669-444-9171

Meeting # 405 295 2836

## Project Location and Setting

The City 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 City of Sausalito recently adopted a 6th Cycle Housing Element Update as an amendment to the Sausalito General Plan. The Housing Element update is mandated by state law. The Housing Element establishes goals, policies, and identifies future actions to address the existing and projected housing needs of Sausalito. The goals, policies, and actions are required by state law to plan for the regional housing targets allocated to Sausalito by ABAG and the Department of Housing and Community Development for the period of 2023 to 2031 and to affirmatively further fair housing.

The Housing Element is a planning document that identifies how the City would accommodate development of 724 total housing units that were 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. However, the City's adoption of the Housing Element did not implement specific changes to existing land use controls (e.g., zoning) or approve any physical development (e.g., construction of housing or infrastructure) that may be necessary to accommodate such development. As such, the adoption of the Housing Element did not result in any direct physical changes to the environment.

State housing element law required that the housing element include a list of programs and policies to allow development that would accommodate the City's 6th cycle RHNA. The project constitutes the actions necessary to implement Program 4 of the 6th Cycle Housing Element, entitled "Ensure Sites Inventory of Sites Accommodates RHNA throughout 6th Cycle Planning Period." The City's identified opportunity sites and RHNA strategy, as described in Program 4, would create a total capacity for development of 908 housing units, including a capacity for 647 units based on opportunity sites that would be subject to the program of rezoning as identified in the Housing Element. Sites proposed for rezoning include sites subject to a vote of the electorate under Ordinance 1022 and Ordinance 1128. Program 4 involves the City completing rezoning or adoption of overlay zones to allow densities at identified opportunity sites of 43-49 dwelling units/acre, 50-70 dwelling units/acre, or mixed use zoning of 43-49 dwelling units/acre with minimum of 85% residential required, to facilitate the development of a minimum of 724 housing units during the planning period. The project would include rezoning that accomplishes the following:

- A minimum of 4.07 acres zoned Housing--49 (minimum 43 du/ac and maximum 49 du/ac) to accommodate 30 very low, 16 low, 40 moderate, and 47 above moderate income units,
- A minimum of 2.57 acres zoned Housing- -70 (minimum 50 du/ac and maximum 70 du/ac) to accommodate 69 very low, 34 low, 13 moderate, and 18 above moderate income units, and
- A minimum of 10.16 acres zoned Mixed Use-49/85% (minimum 43 du/ac and maximum 49 du/ac, allow 100% residential, and requirement a minimum of 85% residential) to accommodate 122 very low, 69 low, 47 moderate, and 120 above moderate income units,
- A minimum of 0.33 acres zoned Mixed Use-70/85% (minimum 43 du/ac and maximum 49 du/ac, allow 100% residential, and require a minimum of 85% residential) to accommodate 11 moderate and 11 above moderate income units.
- Rezoning would be subject to requirements of Government Code Section 65583.2(h,i), including the following requirements:
  - Permit owner-occupied and rental multi-family uses by-right, consistent with Government Code Section 65583.2(i) for projects with 20% or more units affordable to lower income households
  - Permit a minimum density of 20 units per acre
  - Allow a minimum of 16 units per site
  - Accommodate at least 50 percent of the lower income need on sites designated for residential use only, except that the City may accommodate the very low and low income need on sites designated for mixed use if those sites allow 100 percent residential use and require residential use to occupy at least 50 percent of the floor area in a mixed-use project

Additionally, the City would undertake any necessary amendments to the General Plan, including the Land Use and Circulation Elements, and to the Zoning Ordinance as might be necessary to implement the above.

As part of this effort, the City will implement Program 8, entitled "Public Property Conversion to Housing," to address making publicly-owned sites available for development during the 2023-2031 planning period. The City will implement portions of Program 16, entitled "Zoning Ordinance Amendments," particularly the paragraphs that address design standards, height limits, streamlined ministerial review, historic preservation, and historic design guidelines to support removing

governmental constraints and making the sites identified by Program 4 available for development as envisioned by Program 4.

Development capacity under Program 4 is summarized in Table 1 and the Inventory of Existing Residential Sites and Opportunity Sites is shown in Figure 2. Sites that would be subject to rezoning are listed in Appendix D1 of the Housing Element. The entire Housing Element is available at <https://housingelementsmarin.org/city-of-sausalito>.

**Table 1. Development Capacity**

	Program 4 Capacity (Housing Element Realistic Capacity)					EIR Capacity	
	Extremely/ Very Low	Low	Moderate	Above Moderate	Total	Units	Non- residential Square Feet
<b>RHNA</b>	<b>200</b>	<b>115</b>	<b>114</b>	<b>295</b>	<b>724</b>		
Approved/Entitled Projects	3	7	6	7	23	23	-
Inventory of Existing Residential Sites, including Pending Projects	1	1	47	73	122	126	-1,584
ADU & SB 9 Projected Units	12	27	30	47	116	116	-
Opportunity Sites							
Housing – 43-49 du/ac	30	16	40	47	133	164	-
Housing – 50-70 du/ac	69	34	13	18	134	159	-3,310
Mixed Use 49/85%	122	69	47	120	358	465	25,856
Mixed Use 70/85%	0	0	11	11	22	23	-4,110
<b>Total</b>	<b>237</b>	<b>154</b>	<b>194</b>	<b>323</b>	<b>908</b>	<b>959</b>	<b>16,852</b>
<b>Surplus<sup>1</sup></b>	<b>37</b>	<b>94</b>	<b>67</b>	<b>-</b>	<b>148</b>		

- 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:

- Adoption of General Plan amendments to redesignate the land uses for Opportunity Sites and to update elements for internal consistency,
- Rezoning of Opportunity Sites, and
- Adoption of Zoning Ordinance amendments to accommodate the Opportunity Sites.

### Draft EIR Analysis

The City will prepare an EIR for the Housing Element Programs project. 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 EIR for the project will incorporate by reference applicable portions of the certified City of Sausalito General Plan Update Draft EIR.

The EIR will analyze potentially significant impacts associated with adoption and implementation of the Housing Element. In particular, the EIR will focus on the project'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 Draft EIR will describe the aesthetic implications of project 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 Draft EIR will describe the potential short- and long-term impacts of project 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 Draft EIR will identify any potential impacts of 6th Cycle project 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 Draft EIR will describe project implementation impacts and mitigation associated with historic, archaeological, and tribal cultural resources.
- **Geology, Soils, and Paleontologic Resources** - The Draft EIR will describe the potential geotechnical implications of project implementation, including adverse effects associated with seismic activity, substantial soil erosion or loss of topsoil, stable, potentially unstable geologic units, and destruction of unique paleontologic resources or unique geological features.
- **Greenhouse Gases, Climate Change, and Energy** - The Draft 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 project 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 project, as well as proposed and or potential energy conservation measures.
- **Hazards and Hazardous Materials** - The Draft EIR will describe any existing and anticipated hazardous material activities and releases and any associated impacts of project implementation. Potential hazards impacts resulting from future construction will also be described.
- **Hydrology and Water Quality** - The Draft EIR will describe the effects of project implementation on storm drainage, water quality, groundwater resources, and the potential for flooding.

- **Land Use and Planning** - The Draft EIR will describe the potential impacts of project 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 Draft 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 the project.
- **Population and Housing** - The Draft EIR will describe the anticipated effects of project implementation inducing unplanned population growth or displacing existing people or housing.
- **Public Services and Recreation** - The Draft EIR will describe the potential for project 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 Draft EIR will describe the transportation and circulation implications of project 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 Draft EIR will describe project 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 Draft EIR will describe project 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 Draft EIR will evaluate potential cumulative impacts and potential growth-inducing effects associated with project implementation. The Draft EIR will also compare the impacts of the project to a range of reasonable alternatives, including a No Project alternative, and will identify an environmentally superior alternative.

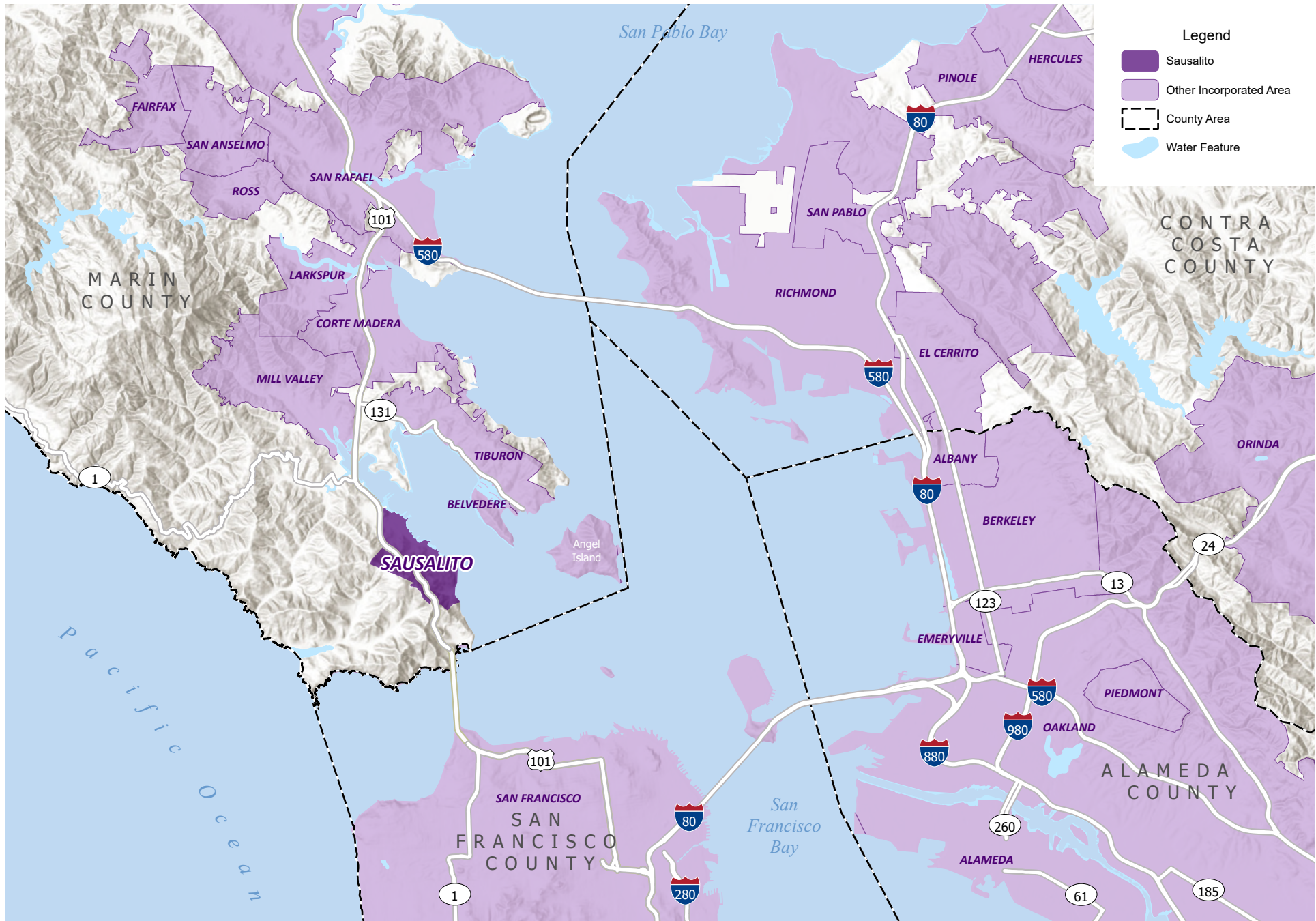
### Environmental Topics Scoped from Further Analysis

#### Agriculture and Forestry Resources

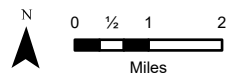
The EIR certified for the City's General Plan Update in 2021 concluded there would be no impacts to agriculture and forestry resources. No land zoned or used as agricultural resources, including farmland, forestry resources, or timberland are in the City. Therefore, no agricultural or forestry impacts would occur as a result of implementing the project 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 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



**CITY OF SAUSALITO**  
**6th CYCLE HOUSING ELEMENT PROGRAMS**  
**FIGURE 1**  
**REGIONAL LOCATION MAP**



**LEGEND**

- Sausalito City Boundary
- Neighborhood Boundary
- Inventory Site**
- Inventory Site
- Opportunity Site**
- Housing-49
- Housing-70
- MU-49/85%
- MU-70/85%

CITY OF SAUSALITO  
6th CYCLE HOUSING ELEMENT PROGRAMS

**FIGURE 2**  
**INVENTORY AND OPPORTUNITY SITES AERIAL MAP**

*Sources: City of Sausalito; Marin GeoHub. Map date: February 16, 2023.*