



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

To all interested parties:

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).

PROJECT DESCRIPTION: 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.

Sites that would be subject to rezoning are listed in Appendix D1 of the Housing Element. The entire Housing Element is available at <https://housingelements Marin.org/city-of-sausalito>.

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 May 22, 2023, through June 21, 2023. The NOP, which includes additional information regarding the project including a regional location figure and Land Use Map figure identifying the inventory and opportunity sites, 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://housingelements Marin.org/city-of-sausalito>.

Your scoping comments must be sent at the earliest possible date, but no later than 5:00 PM on June 21, 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 May 30, 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