



NOTICE OF AVAILABILITY 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 various programs of the Sausalito Housing Element to allow the City to further its objective of providing additional housing in the city to meet its Regional Housing Needs Allocation (RHNA) requirements. Implementation of the Housing Element Programs (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. To streamline the implementation of the Housing Element, the City is proposing to implement all, or portions of, Programs 4, 8, 16, and 19 as part of this Project in order to address the majority of programs, or components of the Housing Element that could result in a direct or indirect reasonably foreseeable physical change to the environment. Implementation of Program 4 involves the City completing rezoning and/or adopting overlay zones to allow development of residential units on identified opportunity sites at densities identified in the Housing Element. The Housing Element created a goal of creating a total capacity for 908 units during the 6th Cycle Planning Period of 2023-2031, of which a capacity of 811 units would be created as a result of rezoning to make opportunity sites for future housing development as further identified in the Housing Element.

As part of Program 4, in order to accommodate the City's remaining RHNA of 463 units plus a buffer for each of the income categories, the Project would rezone opportunity sites to ensure the ability to develop housing at specified densities. 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.

In conjunction with Program 4, the proposed Project would also 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 would implement portions of Program 16, entitled “Zoning Ordinance Amendments,” including the paragraphs that address low barrier navigation centers, supportive and transitional housing, employee housing, mobile home and manufactured housing, height limits, and streamlined ministerial review, to reduce governmental constraints and implement mandates of State law. Program 19, bullet 1, would result in the development and publication of Objective Design and Development Standards (ODDS) to address multifamily development at densities envisioned by the General Plan, Zoning Code, and 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://housingelementsmarin.org/city-of-sausalito>.

Additionally, the City would undertake amendments to the Land Use and Growth Management, the Circulation and Parking, and the Community Design, Historic and Cultural Preservation Elements of the General Plan, and to the Zoning Ordinance as necessary to implement the above.

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.

POTENTIAL ENVIRONMENTAL EFFECTS: An EIR was prepared to address potential environmental impacts associated with the implementation of the proposed project. Potential key environmental considerations 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. Opportunity sites as part of the Housing Element Programs are not anticipated to be contaminated, as no opportunity sites are identified on existing Cortese and Geotracker list records. The Draft EIR includes a discussion of reasonable alternatives to the proposed project pursuant to CEQA Guidelines Section 15126.6. The Draft EIR also includes an analysis of cumulative effects, as well as other required CEQA sections.

NOTICE IS HEREBY FURTHER GIVEN that this Notice of Availability (NOA) has been prepared in accordance with Section 15087 of the CEQA Guidelines, and the Draft EIR will be circulated for a 45-day review period during which your comments on the adequacy of the Draft EIR are welcomed. The Draft EIR comment period will extend from **January 5, 2024**, through **February 20, 2024**. The Draft EIR and documents incorporated by reference in the draft EIR 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 comments must be sent at the earliest possible date, but no later than 5:00 PM on **Tuesday, February 20, 2024**. Comments on the adequacy of the Draft EIR 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

PLEASE NOTE that the City will hold an informational public meeting to describe the proposed project and analysis contained in the EIR for this project, prior to the closing of comment period. The meeting date and time will be provided on the City’s website: <https://www.sausalito.gov/>