

**City of Sausalito**  
**Notice of Preparation of a Program Environmental Impact Report**  
**and Notice of Public Scoping Meeting**  
**City of Sausalito General Plan Update**

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**Date:** October 16, 2019

**To:** State Clearinghouse; Responsible Agencies, Trustee Agencies, and other Interested Agencies, Parties, and Organizations

**From:** City of Sausalito, Community Development Department

**Subject:** Notice of Preparation of a Program Environmental Impact Report for the City of Sausalito General Plan Update and Notice of Public Scoping Meeting

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**NOTICE IS HEREBY GIVEN THAT** The City of Sausalito (lead agency) will prepare a Program Environmental Impact Report (EIR) for the proposed City of Sausalito General Plan Update (proposed project). The Program EIR will address the environmental impacts associated with the adoption and implementation of the City of Sausalito General Plan Update. This Notice of Preparation (NOP) is being distributed to applicable responsible agencies, trustee agencies, and interested agencies, parties, and organizations as required by the California Environmental Quality Act (CEQA). Interested agencies are requested to comment on the scope and content of the significant environmental issues, mitigation measures (if needed), 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.

**30-DAY NOP COMMENT PERIOD:** The City of Sausalito 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. In accordance with the time limits established by CEQA, the NOP public review period will begin on **October 17, 2019**, and end on **November 18, 2019**. Please provide your written/typed comments (including name, affiliation, telephone number, and contact information) to the address shown below by **5:00 p.m., Monday, November 18, 2019**. If you wish to be placed on the notification list for this project, or need additional information, please contact:

Bill Meeker, Planning Advisor  
Community Development Department  
City of Sausalito  
420 Litho Street  
Sausalito, CA 94965  
Phone: 415.289.4137  
Email: bmeeker@sausalito.gov

**PUBLIC SCOPING MEETING:** The City of Sausalito 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:

**Monday, November 4, 2019**  
**at 7:00 p.m.**  
**City Hall Council Chambers**  
**420 Litho Street**  
**Sausalito, CA 94965**

Regularly scheduled General Plan Advisory Committee (GPAC) Meetings have been held from June 20, 2017, to the present. Since October 2017, formal community workshops, pop-up workshops, and stakeholder meetings have been held to collect interested parties and the public's suggestions about a vision for Sausalito, City goals, land-use, preferred alternatives, and the draft General Plan Update. In addition, the City of Sausalito General Plan Update website provides the public with consistent project updates, project resources, and a space for public comments and questions.

**PROJECT-RELATED DOCUMENTS:** The City of Sausalito's existing General Plan documents and materials for the General Plan Update and Program EIR are available at:  
<https://www.sausalitogeneralplan.org/>.

**GENERAL PLAN UPDATE PROJECT BACKGROUND:** Sausalito's current General Plan dates back to 1995. Since 1995, the Circulation Element was updated in 1999, the Housing Element was updated in 2015, and the Safety Element was updated in 2019. The General Plan Update commenced in 2017 and is expected to culminate in Fall 2020. The General Plan Update provides the opportunity to reexamine the General Plan and make updates to reflect the opportunities and challenges that have emerged. The outcome of this proposed project will be a user-friendly and coherent policy document that contains the vision for the City of Sausalito and the policies that will support the vision. The General Plan Update includes examining existing conditions, formulating a vision, establishing goals, identifying preferred alternatives, and preparing updates to the General Plan document.

**PROJECT LOCATION AND DESCRIPTION:** The project location and description of the proposed City of Sausalito General Plan Update follows.

## SAUSALITO GENERAL PLAN UPDATE PROJECT

### Project Location

The City of Sausalito is located in southern Marin County, California (Exhibit 1). The 2.1-square-mile City is nestled on the shores of the San Francisco Bay with a population of 7,421 people.<sup>1</sup> The City is bound by San Francisco Bay (Richardson Bay) to the east, Golden Gate National Recreation Area to the west and south, and Marin City to the northwest (Exhibit 2). Regional access to Sausalito is provided via Highway 101, as well as by passenger ferry service to and from San Francisco. The General Plan Planning Area is comprised of approximately 1,730 acres.

### Project Description

The City of Sausalito General Plan Update (proposed project) is a focused effort to refine the Objectives, Policies, and Programs within the existing General Plan to help guide and shape the community over the next 20 years. The Sausalito General Plan Update seeks to preserve Sausalito's historic character, public open space, and natural resources, while enhancing public access to the waterfront and pedestrian and bicycle circulation. The proposed project also seeks to support a working waterfront.

The purpose of the proposed project is to bring the General Plan up-to-date and to reflect current regulations. The Marinship Specific Plan will be superseded with the adoption of the City of Sausalito General Plan Update. The General Plan Update will consider land use issues within City limits as well as immediately adjacent properties located within its Sphere of Influence (SOI). Sausalito's SOI has decreased since the 1995 General Plan was adopted and the accuracy of the current SOI will be verified through the General Plan Update process.

The State requires that the General Plan contain seven mandatory elements: Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. The Sausalito General Plan Update will include all of the State-mandated elements, as described below:

- **The Land Use and Growth Management Element** describes the physical, economic, and population growth and development of the City of Sausalito. It establishes the goals, programs, and policies for development and growth regulation within the City's SOI. It includes standards and guidelines for land use development and controls to maintain the historic character and diversity of the community while allowing development.
- **The Circulation and Parking Element** addresses all transit styles and includes the goals, policies, and programs that guide the development and maintenance for a safe and efficient transportation system. This element emphasizes public transit, pedestrian and bicycle facilities, and parking and transportation management programs.
- **The Health and Safety Element** describes the natural and human activity-related hazards that exist in the City of Sausalito and presents guiding policies to protect people and property from

<sup>1</sup> California Department of Finance. 2018. Population Estimate for Cities, Counties, and the State January 1, 2018 and 2019.

natural or man-made hazards, prepare disaster plans, and prevent exposure to unacceptable noise levels. This element addresses geologic, seismic, flood, and fire hazards, as well as hazards created by human activity such as hazardous materials and waste and incidents that call for emergency response. In addition, this element provides measures to control and abate noise and to protect citizens from excessive noise exposure.

- **The Housing Element** identifies and analyzes existing and projected housing needs for safe and affordable housing in all economic segments of the community. It contains the plan and policies for the preservation, conservation, rehabilitation, and production of housing in the City of Sausalito. This element provides a detailed analysis of the City's demographic, economic, and housing characteristics as required by State law. The current Housing Element was adopted in 2015.
- **The Environmental Quality Element** provides the framework to conserve existing natural resources, preserve open space, and maintain and grow the recreation systems of the City of Sausalito. This element addresses protection of Sausalito's native vegetation, wildlife habitat, and conservation of open space, improvement to water and air quality, as well as conservation of water, energy, and reduction of solid waste. Recreation policies are included in this element to preserve and enhance current and future recreation opportunities.
- **The Economic Element** describes the goals, policies, and programs to regulate commercial development to desired rates and encourage healthy business relationships and activities in the City of Sausalito.
- **The Community Design and Historical Preservation Element** describes the policies and programs that intend to ensure Sausalito's evolution and diversity of design are harmonious with and reinforce the unique identity and delicate beauty of Sausalito.

The General Plan Land Use Map identifies land use designations for land within the City of Sausalito and the City's SOI. The proposed City of Sausalito General Plan Update Land Use Map is attached as Exhibit 3. Table 1 shows the approximate acreage for each land use designation for the City of Sausalito, including areas within the city limits and the SOI.

**Table 1: Sausalito Land Use**

Land Use Designation	City Limit (Acres)	Sphere of Influence (Acres)	Total (Acres)
<b>Residential</b>			
Very Low Density Residential	23.57	—	23.57
Low Density Residential	34.41	—	34.41
Medium Low Density Residential	135.92	—	135.92
Medium Density Residential	5.89	—	5.89
Medium High Density Residential	85.46	—	85.46
Planned Development Residential	3.79	—	3.79
High Density Residential	48.94	—	48.94
Arks	0.34	—	0.34
Houseboats	4.89	53	57.90
<b>Total</b>	<b>343.21</b>	<b>53</b>	<b>396.22</b>
<b>Commercial/Industrial</b>			
Mixed Residential & Commercial	7.29	—	7.29
Central Commercial	6.33	—	6.33
Neighborhood Commercial	5.56	—	5.56
Commercial Waterfront	9.43	—	9.43
Shopping Center	1.56	—	1.56
Industrial	65.43	—	65.43
Waterfront	107.94	—	107.94
General Commercial	—	1.01	1.01
<b>Total</b>	<b>203.55</b>	<b>1.01</b>	<b>204.56</b>
<b>Public/Open Space</b>			
Public Institutional	64.45	—	64.45
Public Parks	15.19	—	15.19
Open Area	142.73	645.33	788.06
Conservation	—	49.73	49.73
Open Space	211.78	—	211.78
<b>Total</b>	<b>434.16</b>	<b>695.06</b>	<b>1,129.22</b>
<b>Gross Total</b>	<b>980.92</b>	<b>749.07</b>	<b>1,729.99</b>
Source: M-Group General Plan Summary from GIS, prepared October 2019.			

## Program Environmental Impact Report Analysis

The City of Sausalito, as the lead agency under CEQA, will prepare a Program EIR for the Sausalito General Plan Update in accordance with CEQA, implementing the CEQA Guidelines, relevant case law, and City procedures. The Sausalito General Plan Update is considered a “project” under CEQA, and is therefore subject to CEQA review. As a policy document, the General Plan provides guidance and sets standards for several areas of mandatory environmental review for later “projects” that would be undertaken by local government and the private sector.

The Program EIR will evaluate potential environmental impacts associated with adoption and implementation of the Sausalito General Plan Update. The Program EIR will disclose potential impacts of the General Plan Update, propose mitigation measures to avoid and/or reduce impacts deemed potentially significant, identify reasonable alternatives, and compare the environmental impacts of the alternatives to the proposed project’s impacts. Pursuant to Section 15063(a) of the CEQA Guidelines, no Initial Study will be prepared. The Program EIR will evaluate the full range of environmental issues contemplated under CEQA and the CEQA Guidelines, as described below:

- **Aesthetics**—This section will analyze potential impacts to aesthetics, including scenic vistas, scenic resources, visual character and quality, and light and glare within the Planning Area.
- **Air Quality**—An air quality analysis will be prepared in accordance Bay Area Air Quality Management District requirements. A discussion of the General Plan Update’s contribution to regional air quality impacts will be included.
- **Biological Resources**—This section will address direct and indirect impacts to regulated waterways and wetlands, sensitive habitats and mature native trees, sensitive plants and wildlife, and wildlife movement corridors.
- **Cultural Resources**—The Program EIR will examine potential adverse impacts the project would have on historical resources (or eligible historical resources), archaeological, paleontological, and tribal cultural resources.
- **Energy**—This section will include a discussion of the potential energy consumption and/or impacts from implementation of the General Plan Update, with an emphasis on avoiding or reducing inefficient, wasteful, or unnecessary consumption of energy.
- **Geology, Seismicity, and Mineral Resources**—This section will analyze potential geological, seismic, and mineral resource impacts from implementation of the General Plan Update.
- **Greenhouse Gas Emissions**—The Program EIR will analyze the General Plan Update’s contribution to greenhouse gas emissions and potential impacts to climate change.
- **Hazards and Hazardous Materials**—This section will discuss potential exposure to toxic substances resulting from activities within the Planning Area.
- **Hydrology and Water Quality**—The Program EIR will analyze impacts of the General Plan Update on drainage patterns and water quality within the Planning Area.

- **Land Use and Planning**—This section will summarize the City’s land use characteristics, including the overall land use pattern and determine the potential environmental effects of the proposed General Plan Update related to Land Use and Planning.
- **Noise**—This section will analyze short-term impacts to noise sensitive receptors and long-term noise exposure.
- **Population and Housing**—This section will examine existing and future development potential and growth impacts within the Planning Area.
- **Public Services**—The Program EIR will analyze impacts on public services, including police, fire and schools, from implementation of the General Plan Update.
- **Recreation**—The Program EIR will analyze the potential impacts on recreational and open space resources from implementation of the General Plan Update.
- **Traffic and Circulation**—The Program EIR will analyze the General Plan Update’s impacts on the circulation system, including vehicle miles traveled within the Planning Area, safe routes to school and all modes of transit.
- **Utilities**—This section will analyze the potential impacts associated with water supply, wastewater services, and other utilities and service systems.
- **Wildfire**—This section will analyze the potential impacts to wildfire risks, adopted emergency and evacuation plans, infrastructure, and land and drainage stability.

The Program EIR will also discuss the cumulative impacts of the project in combination with other closely related past, present, and reasonably foreseeable probable future projects in the vicinity. The Program EIR will describe and evaluate the comparative merits of a reasonable range of alternatives to the project that could reasonably accomplish most of the basic project objectives and could avoid or substantially lessen one or more of the significant impacts. The Program EIR will also analyze the “No Project Alternative” and will identify the environmentally superior alternative. The Program EIR will briefly describe and explain any alternatives that were eliminated from detailed consideration. The alternatives to be analyzed will be developed during the environmental review process and will consider input received during the public scoping process.

## Purpose of this Notice

In accordance with CEQA Guidelines (14 California Code of Regulations [CCR] § 15082), the City has prepared this NOP to inform agencies and interested parties that a Program EIR will be prepared for the City of Sausalito’s General Plan Update. The purpose of an NOP is to provide sufficient information about the General Plan Update to allow agencies and interested parties the opportunity to provide a meaningful response related to the scope and content of the Program EIR, including mitigation measures that should be considered and alternatives that should be addressed (CEQA Guidelines 14 CCR § 15082[b]).

## Environmental Review Process

Following completion of the 30-day NOP public review period, the City will incorporate relevant information into the Draft Program EIR, including results of public scoping and technical studies. Subsequently, the Draft Program EIR will be circulated for public review and comment for a 45-day public review period.

The City requests that any potential Responsible or Trustee Agency responding to this notice do so in a manner consistent with CEQA Guidelines Section 15082(b). All parties that have submitted their names and email or mailing addresses will be notified throughout the CEQA review process.

A copy of the NOP (in full color) can be found on the project website at <https://www.sausalitogeneralplan.org> and on file at the City of Sausalito City Hall, Community Development Department, 420 Litho Street, Sausalito, CA 94965.

If you wish to be placed on the mailing list or need additional information, please contact Bill Meeker, Planning Advisor, Community Development Department, City of Sausalito, at 415.289.4137 or [bmeeker@sausalito.gov](mailto:bmeeker@sausalito.gov).

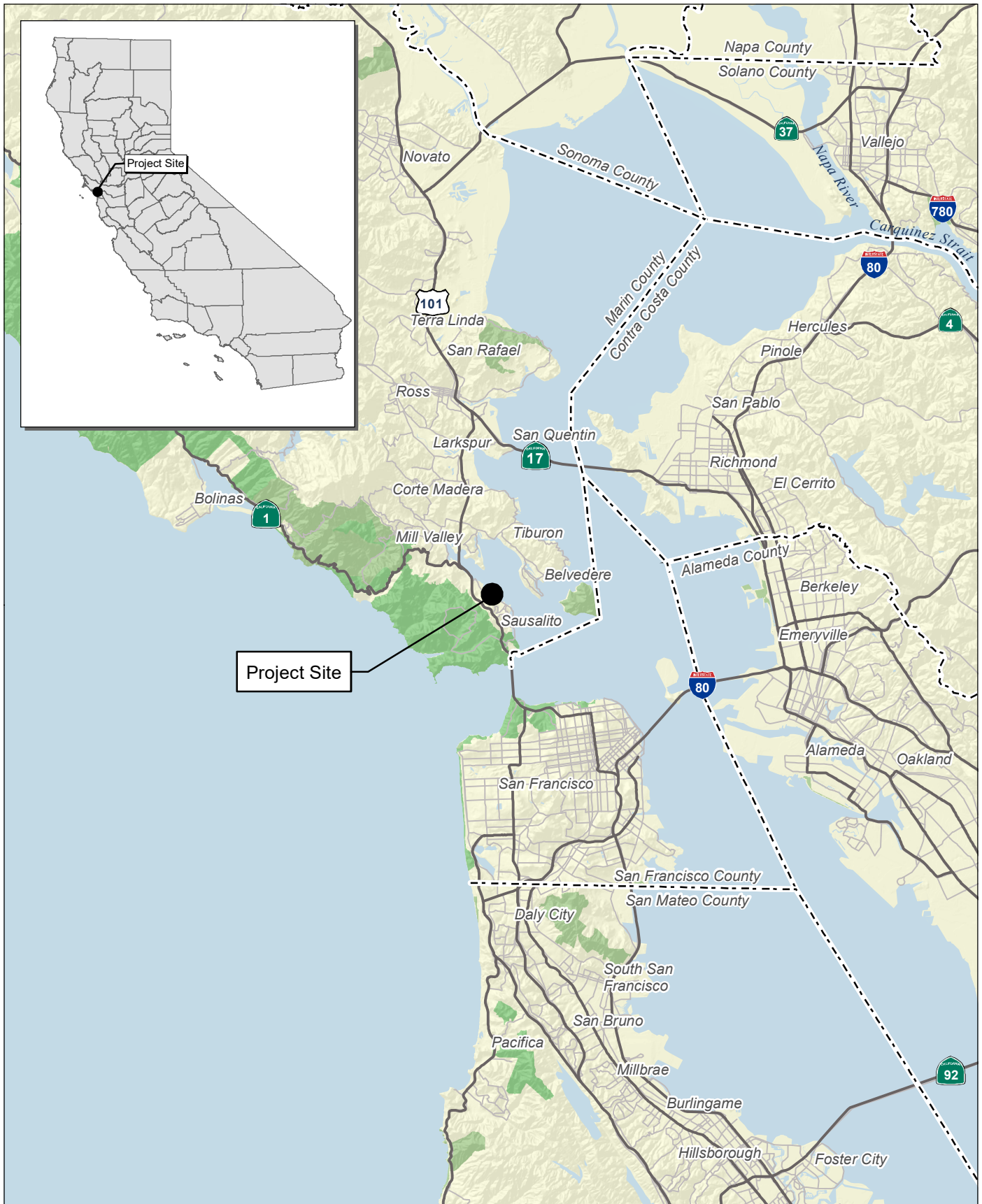
## Effects Found not to be Significant

Unless specific comments are received during the NOP public comment period that indicates a potential for the project to result in significant impacts, the following issues will be addressed in the Effects Found not to be Significant section of the Program EIR.

### Agriculture and Forestry Resources

This section would analyze potential impacts resulting from conversion of agriculture and forest lands to non-agriculture and non-forest uses. Given the location of Sausalito in the urbanized context of the Bay Area, these resources are anticipated to not major considerations for the General Plan Update. Existing conditions and regulations will be summarized in this Program EIR.





Source: Census 2000 Data, The CaSIL

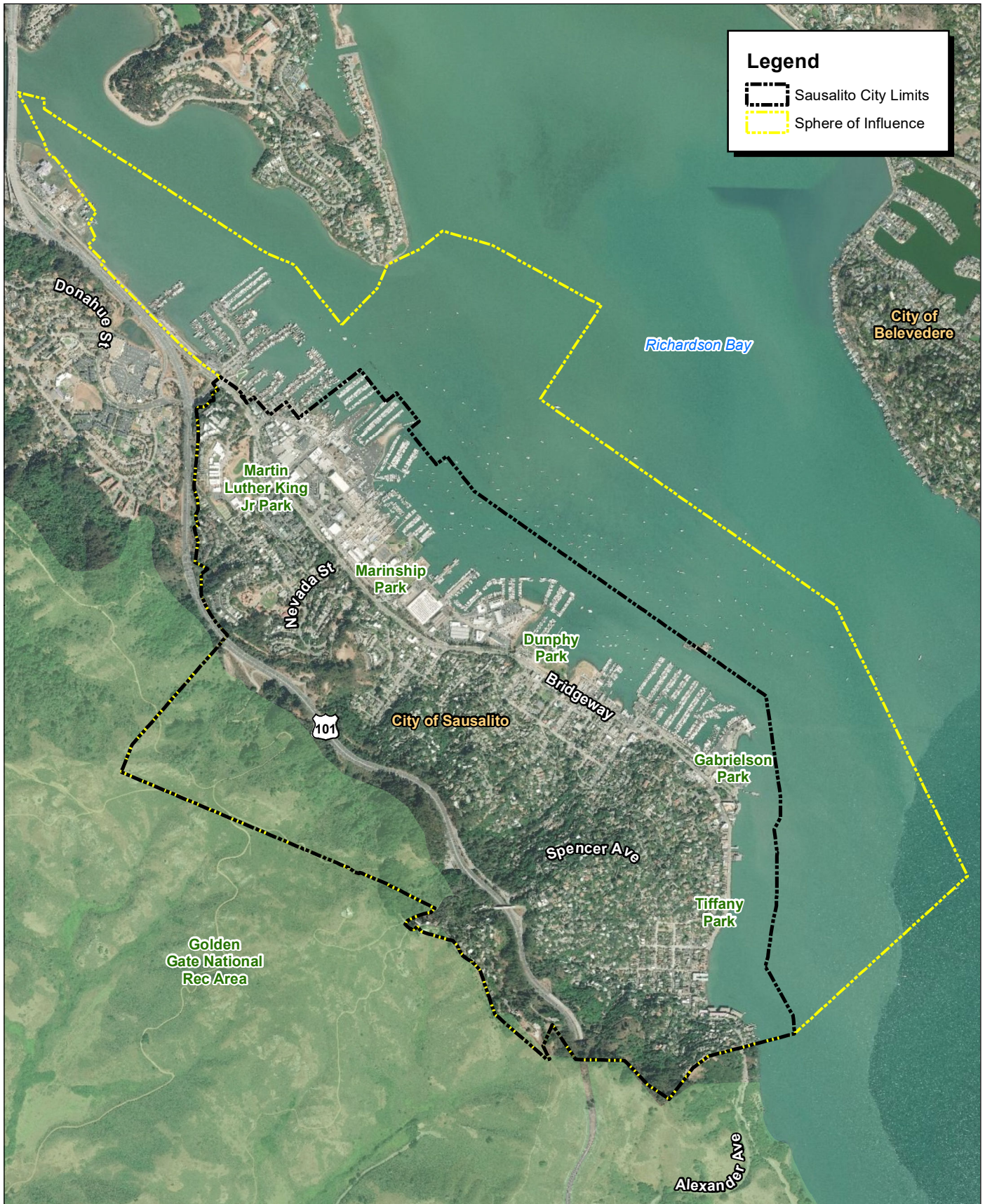
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## Exhibit 1 Regional Location Map





Source: ESRI Aerial Imagery. Marin County GIS data.

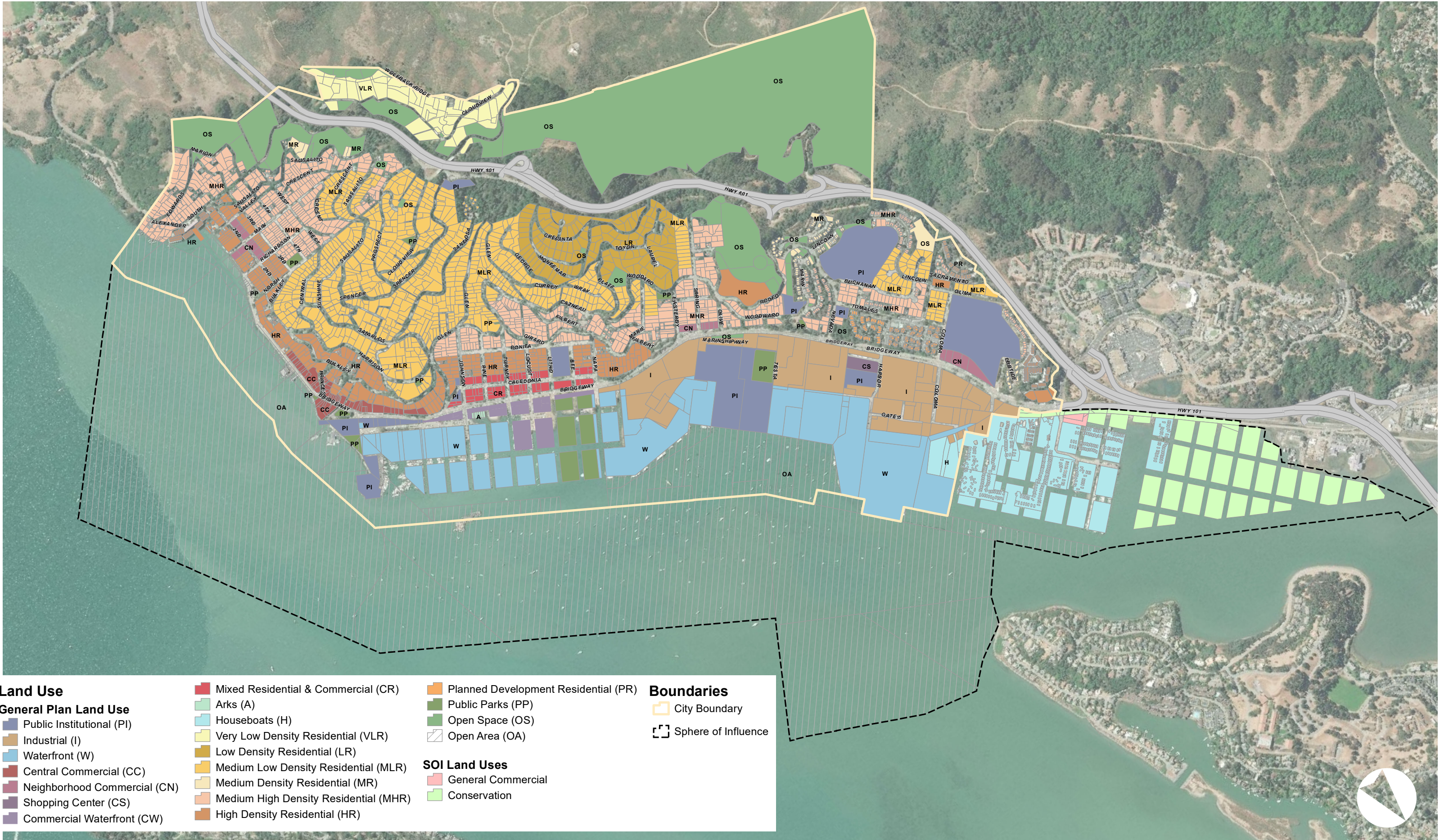
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## Exhibit 2 City Boundary Map





**Land Use**

**General Plan Land Use**

- Public Institutional (PI)
- Industrial (I)
- Waterfront (W)
- Central Commercial (CC)
- Neighborhood Commercial (CN)
- Shopping Center (CS)
- Commercial Waterfront (CW)

- Mixed Residential & Commercial (CR)
- Arks (A)
- Houseboats (H)
- Very Low Density Residential (VLR)
- Low Density Residential (LR)
- Medium Low Density Residential (MLR)
- Medium Density Residential (MR)
- Medium High Density Residential (MHR)
- High Density Residential (HR)

- Planned Development Residential (PR)
- Public Parks (PP)
- Open Space (OS)
- Open Area (OA)

**Boundaries**

- City Boundary
- Sphere of Influence

**SOI Land Uses**

- General Commercial
- Conservation