

Appendix D:
Cultural and Tribal Cultural Resources Supporting Information

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D.1 - NAHC Sacred Lands File Search Letter

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NATIVE AMERICAN HERITAGE COMMISSION

February 28, 2020

Dana DePietro, PhD
FirstCarbon Solutions

Via Email to: ddepietro@fcs-intl.com
Cc to: kmccully@fcs-intl.com
gbuvelot@gratonrancheria.com

Re: Native American Consultation, Pursuant to Senate Bill 18, Government Code §65352.3 and §65352.4, Sausalito 2040 General Plan Update Project, Marin County

Dear Dr. DePietro:

Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above referenced counties.

Government Code §65352.3 and §65352.4 require local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to cultural places when creating or amending General Plans, Specific Plans and Community Plans.

The law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction. The NAHC believes that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

The NAHC also believes that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:
 - A listing of any and all known cultural resources that have already been recorded or are adjacent to the APE, such as known archaeological sites;
 - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
 - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the APE; and
 - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.
2. The results of any archaeological inventory survey that was conducted, including:



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COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

- Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code §6254.10.

3. The result of the Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was positive. Please contact the Federated Indians of Graton Rancheria on the attached list for more information.
4. Any ethnographic studies conducted for any area including all or part of the APE; and
5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event, that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we are able to assure that our consultation list remains current.

If you have any questions or need additional information, please contact me at my email address:
Sarah.Fonseca@nahc.ca.gov.

Sincerely,



Sarah Fonseca
Cultural Resources Analyst

Attachment

**Native American Heritage Commission
Native American Contacts List
February 28, 2020**

Federated Indians of Graton Rancheria

Gene Buvelot

6400 Redwood Drive, Ste 300

Rohnert Park, CA 94928

gbuvelot@gratonrancheria.com

(415) 279-4844 Cell

(707) 566-2288 ext 103

Coast Miwok

Southern Pomo

Federated Indians of Graton Rancheria

Greg Sarris, Chairperson

6400 Redwood Drive, Ste 300

Rohnert Park, CA 94928

gbuvelot@gratonrancheria.com

(707) 566-2288 Office

(707) 566-2291 Fax

Coast Miwok

Southern Pomo

Guidiville Indian Rancheria

Merlene Sanchez, Chairperson

P.O. Box 339

Talmage, CA 95481

admin@guidiville.net

(707) 462-3682

(707) 462-9183 Fax

Pomo

This list is current as of the date of this document and is based on the information available to the Commission on the date it was produced.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code, or Section 5097.98 of the Public Resources Code.

**This list is only applicable for contacting local Native Americans Tribes for the proposed:
Sausalito 2040 General Plan Update Project, Marin County.**

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D.2 - Letter to Federated Indians of Graton Rancheria

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CITY OF SAUSALITO

420 Litho Street • Sausalito, CA 94965

Telephone: (415) 289-4100

www.ci.sausalito.ca.us

March 9, 2020

Certified Mail – Return Receipt Requested

Greg Sarris, Chairperson
Gene Buvelot, Treasurer
Federated Indians of Graton Rancheria
6400 Redwood Drive, Suite 300
Rohnert Park, CA 94928

**Subject: Notification of General Plan Update and Invitation to Request Tribal Consultation pursuant
SB 18; Project File No: GPU/EIR Project, City of Sausalito, California**

Dear Chairperson Sarris and Treasurer Buvelot,

The Sausalito 2040 General Plan Update (proposed General Plan Update) is a focused effort to refine objectives, policies, and programs within the existing City of Sausalito General Plan to guide and shape the community over the next 20 years. The intent of this letter is to provide notification of the proposed General Plan Update and offer the opportunity to request consultation with the City of Sausalito to discuss the proposed General Plan Update and its associated Environmental Impact Report pursuant to California Environmental Quality Act (CEQA) Guidelines. This offer of consultation is intended to comply with Senate Bill (SB) 18 (Government Code § 65352.3).

Project Description

The City of Sausalito's General Plan helps guide growth and land development of the community, while preserving open space areas and enhancing the quality of life for residents. The General Plan was initially prepared in 1995; the City updated the Circulation Element in 1999, the Housing Element in 2015, and the Safety Element in 2019. The proposed General Plan Update includes the following elements and meets State requirements: Land Use and Growth Management; Housing; Waterfront and Marinship; Community Design, Historic, and Cultural Preservation; Circulation and Parking; Environmental Quality; Health, Safety, and Community Resilience; Sustainability; and Economic. The proposed General Plan Update will consider land use issues within City limits as well as immediately adjacent properties located within the City's Sphere of Influence (SOI). The General Plan elements describe existing conditions and context for related topic areas, followed by goals, policies, and implementation measures to address growth and development through 2040.

Research Status

A Tribal Consultation List and search of the Sacred Lands File (SLF) was requested from the Native American Heritage Commission (NAHC) on February 27, 2020. The NAHC response indicated that results of the SLF search were positive.

The area encompassing the proposed General Plan Update includes several sites of both historic and prehistoric value. The Sausalito Historic District near Princess Street and Bridgeway is one of 12 Certified Local Districts in California, and the City has designated six local historic landmarks. The Griswold House, Casa Madrona, and Sausalito Women's Club are listed on the National Register of Historic Places. The City identifies three archaeologically sensitive zones along its coast where the potential for discovery of cultural resources is considered high.

FAX NUMBERS:

Contact Information

The City of Sausalito lead contact for SB 18 Consultation on this project is:

Lilly Whalen
Community Development Department Director
Sausalito City Hall
420 Litho Street
Sausalito, CA 94965
lwhalen@sausalito.gov
415.289.4133

If the Federated Indians of Graton Rancheria wishes to consult with the City regarding the proposed General Plan Update, please indicate in writing via letter or email addressed to me with the name of the tribe's designated lead contact person. Pursuant to SB 18, all requests must be received within 90 days of the tribe's receipt of this invitation to consult (expected by approximately June 11, 2020).

Sincerely,



Lilly Whalen

Community Development Department Director

Enclosures: NAHC Tribal Consultation List
NAHC Sacred Lands File Search Results
Sausalito 2040 General Plan Update Existing Conditions Report: Cultural Resources

**Native American Heritage Commission
Native American Contacts List
February 28, 2020**

Federated Indians of Graton Rancheria

Gene Buvelot

6400 Redwood Drive, Ste 300

Rohnert Park, CA 94928

gbuvelot@gratonrancheria.com

(415) 279-4844 Cell

(707) 566-2288 ext 103

Coast Miwok

Southern Pomo

Federated Indians of Graton Rancheria

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NATIVE AMERICAN HERITAGE COMMISSION

February 28, 2020

Dana DePietro, PhD
FirstCarbon Solutions

Via Email to: ddepietro@fcs-intl.com
Cc to: kmccully@fcs-intl.com
gbuvelot@gratonrancheria.com

CHAIRPERSON
Laura Miranda
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VICE CHAIRPERSON
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Pomo

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
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If you have any questions or need additional information, please contact me at my email address:
Sarah.Fonseca@nahc.ca.gov.

Sincerely,



Sarah Fonseca
Cultural Resources Analyst

Attachment

EXISTING CONDITIONS: CULTURAL RESOURCES

This Existing Conditions Report describes the existing cultural setting from the City of Sausalito General Plan Update implementation on the City and the Sphere of Influence. Cultural resources are buildings, objects, features, structures, or locations with historic or cultural value. Cultural resources typically include buildings or structures that are associated with an event or person that have contributed to the shaping or development of the city; objects, such as Native American artifacts discovered at a particular location or area of the city; or an archaeological, geological, or paleontological artifact, such as fossils. Specifically, cultural resources can be categorized in one of the following groups:

- **Historic Resources:** Historic resources are associated with the recent past. In California, historic resources are typically associated with the Spanish, Mexican, and American periods in the State's history and are generally less than 200 years old.
- **Archaeological Resources:** Archaeology is the study of prehistoric human activities and cultures. Archaeological resources are generally associated with indigenous cultures.
- **Paleontological Resources:** Paleontology is the study of plant and animal fossils.
- **Burial Sites:** Burial sites are formal or informal locations where human remains, usually associated with indigenous cultures, are interred.

Protection of cultural resources is important in maintaining the historic character of Sausalito. The 1995 Sausalito General Plan addresses cultural resources primarily in the Environmental Quality Element and the Community Design and Historical Preservation Element with policies and programs designed to preserve and protect these important features of the community. In addition, the City government strives to preserve the unique historic character of Sausalito through the Historic Landmarks Board and the City's official Historic Preservation Guidelines.

This report discusses the regulatory framework and existing conditions related to cultural resources in Sausalito to inform and support the General Plan Update process.

REGULATORY FRAMEWORK

FEDERAL REGULATIONS

National Historic Preservation Act

The National Historic Preservation Act of 1966 (NHPA), as amended, established the National Register of Historic Places (NRHP), which contains an inventory of the nation's

significant prehistoric and historic properties. Under 36 CFR 60, a property is recommended for possible inclusion on the NRHP if it is at least 50 years old, has integrity, and meets one of the following criteria:

- It is associated with significant events in history, or broad patterns of events.
- It is associated with significant people in the past.
- It embodies the distinctive characteristics of an architectural type, period, or method of construction; or it is the work of a master or possesses high artistic value; or it represents a significant and distinguishable entity whose components may lack individual distinction.
- It has yielded, or may yield, information important in history or prehistory.

Certain types of properties are usually excluded from consideration for listing in the NRHP, but they can be considered if they meet special requirements in addition to meeting the criteria listed above. Such properties include religious sites, relocated properties, graves and cemeteries, reconstructed properties, commemorative properties, and properties that have achieved significance within the past 50 years.

Three buildings within the City of Sausalito are currently listed on the NHPA.

National Park Service General Management Plan for Golden Gate National Recreation Area

The southeastern area of Golden Gate National Park borders the southern and southwestern area of the City of Sausalito.

The 2014 National Park Service General Management Plan for Golden Gate National Recreation Area identifies several Management Concepts and Goals that apply to the protection and preservation of cultural resources.¹

Goals for the "Connecting People with the Parks" Management Concept:

- Maximize adaptive reuse, rehabilitation, stabilization, and interpretation of cultural resources (structures, landscapes, archeological sites, ethnographic resources, and museum collections) to support visitor enjoyment, understanding, and community connections.
- Work with the public, park partners, local communities, historical organizations, and regional collaborators to steward, preserve, and protect cultural resources.
- Preserve and protect cultural resources so that visitors can connect with and appreciate these resources and their stories.

¹ Golden Gate National Recreation Area and Muir Woods National Monument General Management Plan/Environmental Impact Statement, Summary Edition. Pages 22-23.

Goals for the "Focusing on National Treasures" Management Concept:

- Emphasize the fundamental resources that contribute to the national significance of the park, including national historic landmarks. Manage all other resources to complement significant resources and visitor experience.
- Tie the associated cultural resources, museum collections, and histories to the showcased sites.
- Preserve and protect cultural resources to highlight the interpretive and educational values and provide, wherever possible, direct contact with the resources.

In addition, the Plan identifies several Management Zones, intended to outline the desired conditions for natural and cultural resources, visitor experience, and level of development. For example, the "Historic Immersion" Management Zone would "preserve historic sites, structures, and landscapes that are evocative of their period of significance. Selected exteriors and designated portions of interior spaces would be managed to protect their historic values and attributes. Visitors would have opportunities to be immersed in the historic setting to explore history with direct contact to cultural resources, complemented by rich interpretation of past stories and events."² The "Evolved Cultural Landscape" Management Zone would "preserve significant historic, archeological, architectural, and landscape features while being adaptively reused for contemporary park and partner needs."

STATE REGULATIONS

California Register of Historical Resources

As defined by Section 15064.5(a)(3)(A-D) of the CEQA Guidelines, a resource shall be considered historically significant if the resource meets the criteria for listing on the California Register of Historical Resources (CR). The CR and many local preservation ordinances have employed the criteria for eligibility to the NRHP as a model, since the NHPA provides the highest standard for evaluating the significance of historic resources. A resource that meets the NRHP criteria is clearly significant. A resource that does not meet the NRHP standards may still be considered historically significant at a local or state level.

California Environmental Quality Act (CEQA)

The CEQA Guidelines state that a resource need not be listed on any register to be found historically significant. The CEQA guidelines direct lead agencies to evaluate archaeological sites to determine if they meet the criteria for listing in the California Register. If an

² Golden Gate National Recreation Area and Muir Woods National Monument General Management Plan/Environmental Impact Statement, Summary Edition. Page 24.

archaeological site is a historical resource, in that it is listed or eligible for listing in the California Register, potential adverse impacts to it must be considered. If an archaeological site is considered not to be an historical resource but meets the definition of a "unique archaeological resource" as defined in Public Resources Code Section 21083.2,³ then it would be treated in accordance with the provisions of that section.

2013 California Historical Building Code (California Code of Regulations Title 24, Part 8)

The California Historic Building Code (CHBC) applies to all qualified historical buildings or properties in the State. Its intent is to protect California's architectural heritage by recognizing the unique construction concerns inherent in maintaining and reusing historic buildings. The CHBC allows for alternative building regulations for permitting necessary repairs and modifications to ensure the preservation, rehabilitation, relocation, and related construction of a building and structures that are deemed to be of importance to the history, architecture, or culture of an area by the relevant local or state governmental jurisdiction. The CHBC regulations are meant to facilitate the rehabilitation or change of occupancy in a manner that "preserves their original or restored elements and features, to encourage energy conservation and a cost effective approach to preservation, and to provide for reasonable safety from fire, seismic forces or other hazards for occupants and users of such buildings, structures and properties and to provide reasonable availability and usability by the physically disabled."⁴

The CHBC has been incorporated into the Sausalito Municipal Code in Chapter 8.44, which deals with building standards, and Chapter 10.46 that outlines policies for projects involving the Historic Overlay District and Local Register. Historic Preservation in the City is further enhanced through the creation and action of the Historic Landmarks Board as outlined in Municipal Code Chapter 2.28, and the adoption of Historic Preservation Guidelines (2011) and Downtown Historic District Signage Guidelines (1998). The City also requires that new construction, demolition, and alteration projects involving properties of historical significance consider and respond to the Secretary of the Interior's Standards for Treatment of Historic Properties (Municipal Code Section 10.46.060.F).

³ As defined in CEQA, "a unique archaeological resource means" generally means an archaeological artifact, object, or site where there is a high probability that it meets certain criteria: contains needed information to answer scientific questions, has a special and particular quality, or is directly associated with a scientifically recognized important prehistorical or historical event. See Public Resources Code §§ 21083.2(g) (1)-(3).

⁴ California Office of Historic Preservation. Website: http://ohp.parks.ca.gov/?page_id=21410.

2013 California Health and Safety Code Section 7052 and 7050.5

The California Health and Safety Code Section 7052 defines that unauthorized disinterment or any kind of willful mutilation of human remains is a felony. Section 7050.5 mandates that upon the discovery of human remains (other than in a dedicated cemetery), excavation or other disturbance must cease until a county coroner is able to determine whether the remains are those of a Native American, in which case the Native American Heritage Commission must be notified.

California Public Resources Code Section 5097

The California Public Resources Code Section 5097, also known as the Native American Historic Resource Protection Act, identifies the steps to be taken in the event of an unexpected discovery of human remains on non-federal public lands. Native American burial sites fall under the jurisdiction of the Native American Heritage Commission, which prohibits willful damage to any historical, archaeological, or vertebrate paleontological site or feature on public lands.

Senate Bill 18

California Senate Bill 18 (SB 18) states that prior to a local (city or county) government's adoption of any General Plan or Specific Plan, or amendment to General and Specific Plans, or a designation of open space land proposed on or after March 1, 2005, the city or county shall conduct consultations with California Native American tribes for the purpose of preserving or mitigating impacts to Cultural Places. A Cultural Place is defined as:

- Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine (PRC Section 5097.9), or;
- Native American historic, cultural, or sacred site, that is listed or may be eligible for listing in the California Register of Historical Resources pursuant to Section 5024.1, including any historic or prehistoric ruins, any burial ground, or any archaeological or historic site (PRC Section 5097.995).

According to the Government Code (GC) Section 65352.4, "consultation" is defined as:

The meaningful and timely process of seeking, discussing, and considering carefully the views of others, in a manner that is cognizant of all parties' cultural values and, where feasible, seeking agreement. Consultation between government agencies and Native American Tribes shall be conducted in a way that is mutually respectful of each party's sovereignty. Consultation shall also recognize the tribes' potential needs for confidentiality with respect to places that have traditional tribal cultural significance.

While consultation is required to take place on a government-to-government level, the SB 18 process begins with a letter from the local government to the Native American Heritage Commission requesting a list of tribal organizations appropriate to the plan or plan amendment area or proposed open space designation. Once contacted by the local government, tribal governments have up to 90 days to respond and request consultation regarding the preservation and treatment of known cultural place(s), if any have been identified by the tribe.

Assembly Bill 52

Assembly Bill 52 (AB 52) was signed into law on September 25, 2014, and provides that any public or private "project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment." Tribal cultural resources include "[s]ites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources."

This law applies to any project that has a Notice of Preparation, a Notice of Negative Declaration, or Mitigated Negative Declaration pursuant to CEQA Guidelines filed on or after July 1, 2015. Under prior law, tribal cultural resources were typically addressed under the umbrella of "cultural resources," as discussed above. AB 52 formally added the category of "tribal cultural resources" to CEQA review, and extends the consultation and confidentiality requirements to all projects, whether they involve adoption of, or changes to, General Plans or Specific Plans.

The parties must consult in good faith, and consultation is deemed concluded when either party agrees to measures to mitigate or avoid a significant effect on a tribal cultural resource (if such a significant effect exists) or when a party concludes that mutual agreement cannot be reached. Mitigation measures agreed upon during consultation must be recommended for inclusion in the environmental document. AB 52 also identifies mitigation measures that may be considered to avoid significant impacts if there is no agreement on appropriate mitigation. Recommended measures include:

- Preservation in place
- Protecting the cultural character and integrity of the resource
- Protecting the traditional use of the resource
- Protecting the confidentiality of the resource
- Permanent conservation easements with culturally appropriate management criteria

Mills Act, 1972

The Mills Act provides economic incentives to private property owners to restore and preserve qualified historic buildings. This legislation allows local jurisdictions (cities and counties) to enter into contracts with owners of qualified historic properties who are actively engaged in the restoration and maintenance of their historic properties while receiving property tax relief. A qualified historic property is defined as one that is "listed on any federal, state, county, or city register, including the National Register of Historic Places, California Register of Historical Resources, California Historical Landmarks, State Points of Historical Interest, and locally designated landmarks."⁵

LOCAL REGULATIONS

City of Sausalito 1995 General Plan

The Environmental Quality Element of the City of Sausalito 1995 General Plan states that the City's environmental review process includes an analysis of historic resources, and it identifies three zones of sensitivity where the potential for the presence of archeological materials is high. The three zones are as follows:⁶

- **Zone 1:** The shoreline area from El Portal Park south to South Street
- **Zone 2:** From El Portal Park to Napa Street
- **Zone 3:** The original shoreline between Dunphy Park and Martin Luther King School.

The 1995 General Plan requires that as part of the permitting process for proposed developments that are located on recorded archeological sites identified by the Northwest Information Center (NWIC) and that require sub-grade excavation, subsurface archeological testing shall be conducted. In addition, some degree of subsurface testing is required for proposed development located within the remainders of the zones of sensitivity to gain information regarding the presence or absence of unrecorded archeological materials.

Policy EQ-3.10 in the 1995 General Plan calls for the protection of archeological factors and history via several programs that are designed to enhance respect and sensitivity to the native and early history of the Southern Marin area. These include the Sausalito Historical Society's information gathering, referral of proposed new construction projects to the NWIC, required archaeological surveys prior to excavation on properties near known archaeological sites, activities when an archaeological site is uncovered during construction until a City-approved archaeologist has examined the site and appropriate mitigation

⁵ California Office of Historic Preservation. Website: http://www.ohp.parks.ca.gov/?page_id=21412.

⁶ City of Sausalito 1995 General Plan Environmental Quality Element. Website: <http://www.sausalito.gov/departments/community-development/general-plan-update/1995-general-plan>.

measures are identified and implemented, and compliance with all archaeological resources-related CEQA requirements.

The Community Design and Historical Preservation Element of the 1995 General Plan lists numerous policies aimed to achieve the following cultural and historic objectives:⁷

- **Objective CD-1.0:** Scale and Architectural Diversity
- **Objective CD-4.0:** Preserve the Character of Community Sub-Areas
- **Objective CD-7.0:** Respect and Maintain the Exterior Integrity of Historic Structures and Sites

Specific Community Design and Historical Preservation policies that apply to the protection and enhancement of cultural and historical resources include the following:

- **Policy CD-1.4:** Construction Near Historic Districts or Landmarks
- **Policy CD-1.5:** Maximum Height Limit
- **Policy CD-4.1:** Sub-Area Objectives
- **Policy CD-7.1:** Historic Character
- **Policy CD-7.2:** Historic Landmarks Board
- **Policy CD-7.3:** Public Education

The Housing Element of the General Plan was adopted in 2015 and includes goals and policies that recognize the unique housing opportunities in Sausalito while aiming to enhance the diversity of income and community groups in the community. Goals and policies relevant to preserving the historic characteristic of the City include:⁸

- **Goal 1.0:** Preserving Housing and Neighborhood Assets
- **Policy 1.2:** Historic Preservation
- **Policy 4.4:** Development Review

Policy 1.2: Historic Preservation Sausalito Municipal Code

The following chapters of the Sausalito Municipal Code address historic preservation:⁹

- **Chapter 2.28:** Historic Landmarks Board
- **Chapter 8.22:** California Historic Building Code
- **Chapter 8.44:** Preservation of Historic Landmarks
- **Chapter 10.42:** Sign and Awning Regulations

⁷ City of Sausalito. 1995. General Plan Community Design and Historical Preservation Element. Source: ohp.parks.ca.gov/pages/1072/files/Sausalito.pdf.

⁸ City of Sausalito Housing Element Update 2009 2014. Adopted October 9, 2012. Source: www.sausalito.gov/Home/ShowDocument?id=4028.

⁹ Sausalito Municipal Code. Website: <http://www.codepublishing.com/CA/Sausalito>.

- **Chapter 10.44:** Specific Use Requirements
- **Chapter 10.80:** Zoning Ordinance Administration

These Chapters establish the Sausalito Historic Landmarks Board and gives it the authority to administer these regulations. To avoid unintended loss of Sausalito's unique design and architectural values, the Sausalito Historic Landmarks Board (HLB) adopted the Sausalito Historic Preservation Guidelines for the Downtown Historic District on January 21, 1993 and updated the guidelines in 2011. These guidelines are intended to provide the community procedure and criteria to conserve its valuable historic landmarks and character.

Sausalito Historic Landmarks Board

Chapter 8.44 of Sausalito Municipal Code, *Preservation of Historical Landmarks*, describes the purpose of the HLB.¹⁰ The HLB is concerned with maintaining the delicate historic character and scale of the Historic District. While structures in the District may be renovated or modified in ways that enhance the area, the HLB encourages project proponents to incorporate the District's design elements. In evaluating applications for permits and entitlements within the Historic District, the HLB uses the United States Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (GPO937-843).

The HLB is charged with the task of protection, enhancement, perpetuation, and use of sites and areas that are links to the Sausalito's past. In addition, the HLB is to ensure that future development does not conflict or impact with these historically significant sites, as well as enhance the value of surrounding areas and neighborhoods. Finally, the HLB is entrusted with fostering local knowledge of Sausalito's heritage.

Sausalito Historic Preservation Guidelines

The purpose of the Sausalito Historic Preservation Guidelines, adopted by the Sausalito HLB, is to state clearly the procedures and criteria the community intends to use to conserve the original architecture of the Sausalito Historic District.¹¹

The Historic Preservation Guidelines identify the Sausalito Historic District. This is the downtown area that is centered around the intersection of Princess and Bridgeway Streets and that exhibits consistent architectural styles of the late 19th century. Historic District buildings are largely in commercial and mixed uses. The role of the HLB is to promote the preservation of the City's historical resources and the qualities of historical resources give the Historic District unique characteristics and identity. The Guidelines recognize that

¹⁰ City of Sausalito Historic Preservation Guidelines. Source: www.sausalito.gov/departments/community-development/planning-division/historic-preservation-guidelines.

¹¹ City of Sausalito Historic Preservation Guidelines. Website; <http://www.sausalito.gov/departments/community-development/planning-division/historic-preservation-guidelines>.

owners may want or may be required to adapt their properties to new uses, functions and building codes from time to time.

The HLB identified several general design principles it may use in determining what conditions or limitations, if any, shall be applied to any project subject to HLB review. These include:

- Consistency in the use of materials, colors, and designs for structural additions or alterations;
- ensuring additions and alterations match the original structure while incorporating contemporary functions;
- consideration of height, scale, and proportions of the surrounding areas when designing new structures; and
- additional relevant elements such as building proportion as it relates to adjacent structures, design of doors and windows, relationship of building projections, architectural details, texture, color and signage.

Downtown Historic Signage Guidelines

The 1998 Downtown Historic District Signage Guidelines apply to new, replacement, and modified signage on all properties within the Historic District. The Guidelines state that signs in the downtown area, especially within the Historic District, "establish to a great extent both its spirit and character."¹² The intention of the Historic Signage Guidelines is to establish reasonable standards for business identification, strengthen the historic qualities of the downtown area, encourage creativity, and promote economic strength.

A variety of signs are permitted by the Guidelines, including wall, window, and awning signs; projecting and hanging signs; menu signs; and directory signs. Illuminated, neon, and electronic signs; freestanding and banner signs; roof signs; and changeable letter signs are among those not permitted in the Downtown area. The Guidelines also specify the allowable materials, colors, lighting, and size for signs.

City of Sausalito Zoning Ordinance

Chapter 10.46 of the City's Zoning Ordinance includes procedures for listing a site or structure on the Local Register and City review procedures for demolishing, or modifying a historical resource. The purpose of this chapter is to:

- Provide uniform regulations for the Historic overlay district and sites and structures listed on the local register;

¹² Downtown Historic District Signage Guidelines, Sausalito, California. November 1998. Source: www.sausalito.gov/home/showdocument?id=3994.

- preserve structures that are unique and irreplaceable assets to the city and its neighborhoods;
- deter demolition, alteration, misuse or neglect of historic or architecturally significant structures and sites;
- provide flexible land use and development regulations to allow preservation of structures and sites;
- provide a review process for alterations, modifications, and additions to structures within the Historic overlay district and/or listed on the local register; and
- provide a process for listing a site or structure on the local register.

Sausalito Local Register

Pending review by the City Historic Landmarks Board and Planning Commission, and recommendation to the City Council for approval, a structure or site may be approved for listing on the Local Register if all of the following findings can be made (Section 10.46.050 F):

1. The structure or site proposed for the Local Register is significant to local, regional, state, or national history.
2. Listing the proposed structure or site on the Local Register has been subject to environmental review and the appropriate findings have been made.
3. Listing the proposed structure or site on the Local Register will preserve the historic character or integrity of the structure or site.
4. Structure or site proposed to be listed on Local Register has a significant architectural or historical character that can be preserved or enhanced through appropriate controls and incentives on new development and alterations to existing structures and landscaping.

The City requires design review of any proposal to demolish, make an addition to, or otherwise modify a structure listed on the Local Register (Section 10.46.060). The design review shall be conducted by the Historic Landmarks Board and Planning Commission. These entities shall consider the (1) applicable design or other guidelines relevant to a proposed demolition, addition, or modification; and (2) the visual relationship of proposed architectural design elements to the surrounding area.

The Historic Landmarks Board and Planning Commission may approve a Design Review Permit to allow for new construction or alterations to a property listed on the Local Register if all the following findings can be made, to the extent applicable (Section 10.46.060 F):

1. The proposed new construction or alteration is compatible with the architectural and historical features of the structure and/or district.
2. The historical context of the original structure or district has been considered during the development and review of the proposal.

3. The criteria for listing the structure or site on the Local Register do not apply, or the Historic overlay district will not be affected by the new construction or alterations.
4. The State Historic Building Code is being applied to minimize alterations to the original historic structure.
5. The Secretary of the Interior's Standards for Treatment of Historic Properties have been used to review and consider the new construction and proposed alterations.
6. Alternative uses and configurations have been considered as part of the Design Review process.
7. Findings specified by Chapter 10.54 (Design Review Procedures) can be made.
8. The proposed new construction or alteration will be compatible with, and help achieve the purposes of, the Historic overlay district.

EXISTING CONDITIONS

This section provides an overview of the history of Sausalito and documents paleontological, archeological, and historic resources within the city limit and Sphere of Influence (SOI).

PALEONTOLOGICAL RESOURCES

According to the Blake et al. (2000) geologic map, the City of Sausalito "Sphere of Influence" area includes five geologic units: Artificial fill (Qmf), Quaternary alluvium (Qal), and Franciscan Complex consisting of Chert (Kjfc), Greenstone (Jfmg), and Mélange (fsr). Artificial fill is disturbed sediment that has no paleontological potential or sensitivity. Quaternary alluvium is undifferentiated Pleistocene-Holocene; if Holocene, it is too young to be considered fossiliferous; if Pleistocene, it has a low potential but high sensitivity for significant paleontological resources. The floor of the adjacent San Francisco Bay consists of Holocene alluvium. Vertebrate fossils are extremely rare in the Franciscan Complex, so it is ranked as having a very low paleontological potential and sensitivity.

A paleontological records search of the University of California Museum of Paleontology (UCMP) paleontology database conducted in September 2017 identified 35 vertebrate fossil findings in Marine County; however, none are in the Sausalito area.

HISTORIC CONTEXT

Pre-European History and Archeological Resources

The Coast Miwok Native American occupied the shoreline and hills of today's Sausalito for over 3,000 years prior to the arrival of white settlers.¹³ The Coast Miwok were hunter-gatherers whose shell mounds, artifacts, and burial "middens" still reside under the surface modern-day Sausalito. The Miwok collected acorns and other nuts and stored them for year-round consumption, and relied on the ocean for year-round supply of a variety of seafood. Traps and bow-and-arrow hunting provided the Miwok with meat, fur, and tools.

As modern-day development occurred in the area, most of the remains of the original villages were probably covered by fill by the mid-19th century. By the turn of the 20th century, evidence of Native American occupation in the area could be found in very few locations.¹⁴

A total of five prehistoric sites have been recorded within the City limit and are on file with the NWIC. All are located within the three sensitivity zones previously identified in the City of Sausalito 1995 General Plan Environmental Quality Element discussed above and shown on Exhibit CUL-1.

European Arrival

In 1775, the Spanish ship San Carlos entered the San Francisco Bay and arrived at what today is Sausalito. Observing the many small willow trees growing in the area, they gave the place the name "Saucito," meaning little willow, which later evolved into "Sausalito."

European Settlement to Current Time

In 1838, an English seaman named William Richardson married the daughter of the Commandante of El Presidio (the Mexican military garrison in San Francisco) and received nearly 20,000 acres of land in the southern and western areas of today's Marin County.¹⁵ Richardson built his hacienda in the vicinity of what is today's Caledonia Street in Sausalito, and he is considered to be the town's founder.

Richardson had several successful business ventures but eventually lost them all, and the majority of Rancho del Sausalito was sold in 1868 to the Sausalito Land and Ferry Company. With the arrival of ferries and construction of railroads, Sausalito became a

¹³ Sausalito Historical Society, "Sausalito History." Source: www.sausalitohistoricalsociety.com/sausalito-history.

¹⁴ Sausalito General Plan. 1995. Environmental Quality Element, page 19.

¹⁵ Historic Context Statement: Marinship, Sausalito, California. June 2011. Prepared by Knapp & VerPlanck.

transportation hub.¹⁶ A diverse merchant and commerce class developed, including Portuguese boatbuilders, Chinese shopkeepers, dairy ranchers, fishermen, Italian and German merchants, boarding house operators, and railroad workers.

While not designated an official historic area, the former Marinship yard in the northern part of the City holds an important place in Sausalito history. Naval shipbuilding in the San Francisco Bay Area began in 1854 and private shipyards became common in the area, including in Sausalito, during the last half of the 19th century.¹⁷

In 1868, the Sausalito Land & Ferry Company was established and regular ferry service from Sausalito to San Francisco began. A street layout and subdivisions of land soon followed, effectively establishing a real estate market along the central waterfront. Prior to the opening of the Golden Gate Bridge, a robust ferry service thrived. However, following the completion of the Bridge in 1937 ridership steadily declined. Sausalito's train and ferry services ended in 1941.

In 1942, construction of the current 210-acre Marinship area on Richardson Bay began shipbuilding operations that continued during World War II. During the war, 15 Liberty Ships and 705 tankers were delivered to the U.S. Maritime Commission.¹⁸ The last tanker was launched from Marinship on September 8, 1945; the Marinship closed in 1946 and was transferred to the U.S. Army Corps of Engineers, which subdivided it and sold large parcels to local industries.¹⁹

The United States' entry into World War II transformed Sausalito just as its importance as a transit hub decayed. The opening of Marinship and high-paying jobs drew a large labor force at the shipyards, nearly doubling the city's population.²⁰ However, with the end of the World War, demand for merchant vessels and tankers declined. The shipyard closed in 1945 and Marinship was decommissioned in 1946.²¹

Passenger ferries returned to Sausalito in 1970, bringing with them tourists and visitors. Today, Sausalito is a hub for art and culture as well as a home to software, multimedia, and financial enterprises. The city's scenic location, its historic character and proximity to the

¹⁶ Historic Context Statement: Marinship, Sausalito, California. June 2011. Prepared by Knapp & VerPlanck.

¹⁷ Historic Context Statement: Marinship, Sausalito, California. June 2011. Prepared by Knapp & VerPlanck.

¹⁸ Historic Context Statement: Marinship, Sausalito, California. June 2011. Prepared by Knapp & VerPlanck.

¹⁹ Historic Context Statement: Marinship, Sausalito, California. June 2011. Prepared by Knapp & VerPlanck.

²⁰ Historic Context Statement: Marinship, Sausalito, California. June 2011. Prepared by Knapp & VerPlanck.

²¹ Historic Context Statement: Marinship, Sausalito, California. June 2011. Prepared by Knapp & VerPlanck.

Golden Gate National Recreation Area draw more than 2 million tourists each year, representing an important driver of the local economy.²²

Historic Resources, Districts, and Landmarks

The City of Sausalito Community Design and Historical Preservation Element identifies the Sausalito Historic District, as well as six Historic Landmarks within the City and three sites that are listed on the NRHP.²³

The Historic District is located around the intersection of Princess and Bridgeway Streets and serves as one of the main attractions of the City, as shown on Exhibit CUL-1. It is a commercial district composed of Italianate style commercial buildings built between 1885 and 1900 and utilitarian commercial built between 1914 and 1924, both associated with periods of growth and heavy construction in the downtown area. The Historic District comprises the following areas:²⁴

- Northern portion, on Bridgeway north of Princess Street: characterized by two- and three-story attached row buildings from the 1880s through the decade following World War II. Most buildings have bay windows, boxed cornices, false fronts, Italianate roofline detail, recessed entryways and transoms.
- Central Portion, centered around a small, triangular park/plaza with a fountain from the 1915 San Francisco Panama Pacific International Exposition: the park combines the feeling of a Victorian garden with that of a Mediterranean plaza. Along with the Sausalito Hotel, the park is adjacent to the last remains of the railroad/ferryboat era.
- Southern Bridgeway south of Princess Street: characterized by unobscured views of the Richardson and San Francisco Bays and a combination of 1920s functional structures (such as stores and garages) and Victorian-era buildings.
- Princess Street: the transition between Bridgeway and the Hill neighborhood, characterized by a transition between the Bridgeway area at the base of the street to the residential area at the top of the street, with several unique buildings that are visible in early photos of the area.

The Sausalito Historic District is one of twelve Certified Local Districts in California. In addition to the Sausalito Historic District, the City recognizes the eligibility or potential eligibility of two additional districts; the Ark Row District, near the intersection of Humboldt Avenue and Anchor Street, and Marinship District, further to the north along the waterfront.

²² Sausalito Chamber of Commerce, "About Us," accessed at <https://www.sausalito.org/pages/AboutUs> on November 1, 2017.

²³ City of Sausalito. 1995. General Plan Community Design and Historical Preservation Element. Source: ohp.parks.ca.gov/pages/1072/files/Sausalito.pdf. Page 4-15

²⁴ City of Sausalito Historic Preservation Guidelines. Source: www.sausalito.gov/departments/community-development/planning-division/historic-preservation-guidelines.

Sausalito Historic Landmarks

The 1995 Sausalito General Plan identified the following sites within the City that are designated historic landmarks (see Exhibit CUL-1):

1. Castle by the Sea, 221 Bridgeway
2. Christ Episcopal Church, Santa Rosa & San Carlos Avenues
3. Madrona Cottage, 76 Canzneau Avenue
4. NWPRR Freight Depot, Second & Main Streets
5. The Bungalow/Tanglewood, 168 Harrison Avenue
6. Elderberry Cottage, 625 Locust Road

National Register of Historic Places

The 1995 Sausalito General Plan identified the following sites within the City that are listed on the NRHP (see Exhibit CUL-1):

1. Griswold House, 639 Main Street
2. Casa Madrona, 156 Bulkley Avenue
3. Sausalito Women's Club, Central & San Carlos Avenues

Northwest Information Center Records and Office of Historic Preservation Historic Properties Directory

A total of 110 historic properties in Sausalito are eligible or potentially eligible for the State or National Register according to the Office of Historic Preservation's Historic Properties Directory and records on file at the Northwest Information Center (NWIC). Property information including the location, name, address, age and NRHP status may be found in Table CUL 1. The location of these resources is shown on Exhibit CUL-1. This list is based on an updated CHRIS records search conducted on September 19, 2017 and the Office of Historic Preservation Directory of Properties in the Historic Property data File for Marin County, last updated on April 5, 2012. Additional resources may be listed in the Sausalito Historic Resources Inventory, which was unavailable for consultation at the time of writing.

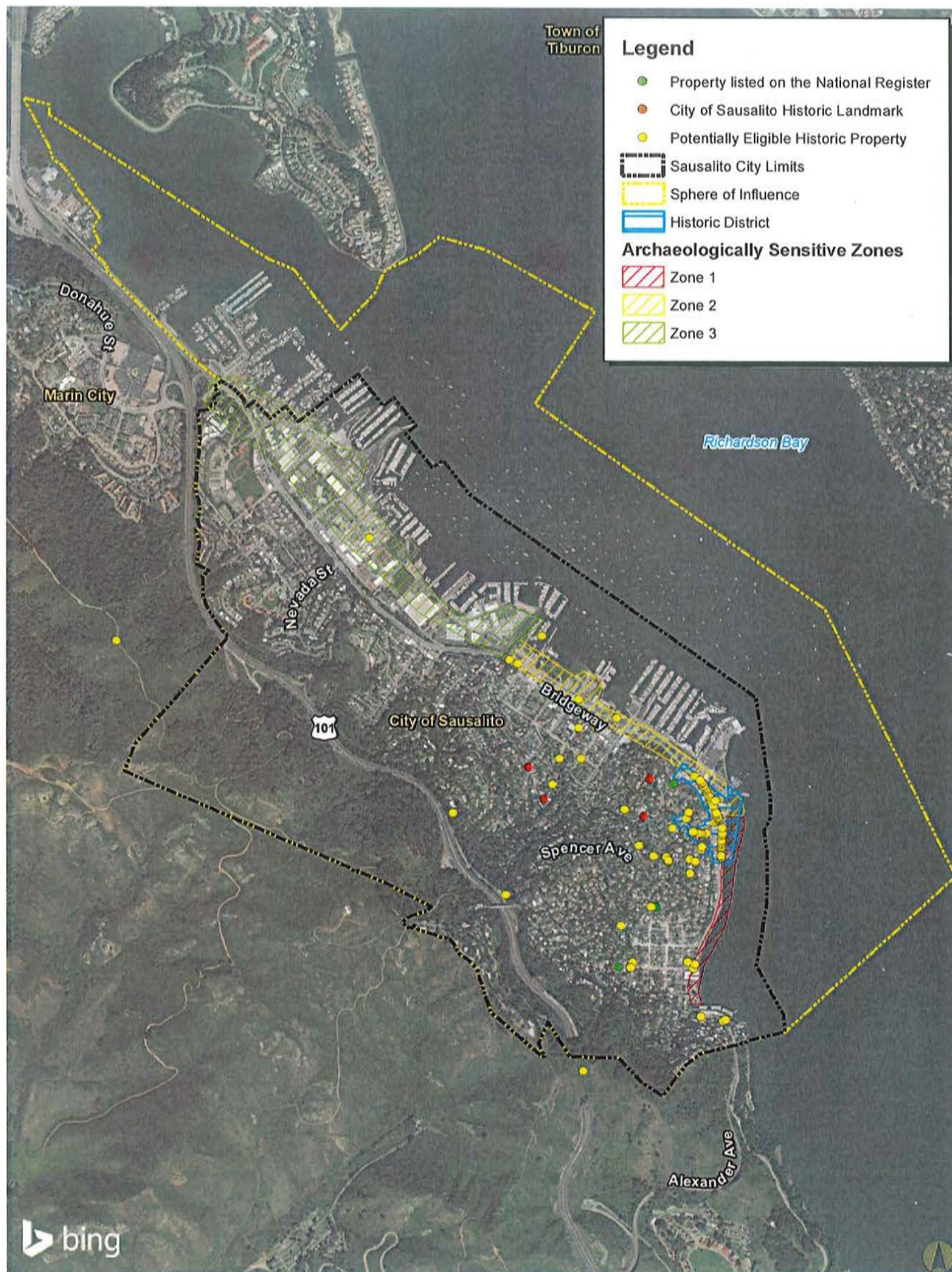
Considerations for the General Plan Update

- From the extent of existing policies and practices to ensure the protection of resources, it is clear the City of Sausalito places a high value on historic character and resources. However, existing policies and regulations for historic resources apply to the designated local and National landmark properties and in the Historic District downtown. Other parts of the city, noteworthy structures, and the

- formation of other potential historic districts, may deserve special consideration as well.
- While Sausalito is a largely built out community, particularly in the coastal zone, the possibility of finding prehistoric artifacts left by the Miwok people exists when developing or redeveloping properties. As such, it is recommended that requirements in the current General Plan for the protection of archaeological resources during the permitting process for proposed development projects be carried forward.
 - As of July 1, 2015, a new category of resources has been established under CEQA called "tribal cultural resources" (TCRs) that considers tribal cultural values in addition to scientific and archaeological values when determining impacts and mitigation. The City may wish to incorporate policy pertaining to AB-52 compliance into the General Plan Update.
 - According to the 2016 Marin Shoreline Sea Level Rise Vulnerability Assessment, 26 National Register district contributing sites, 17 noteworthy structures, and two landmark buildings are vulnerable to flooding as a result of sea level rise. These include 26 locations within the Downtown Historic District, seven noteworthy properties in Sausalito's Ark Row District, four properties within the Marinship, and two of Sausalito's landmark buildings—Castle by the Sea and the Ice House. The City may wish to draft or review policies pertaining to the protection of these resources from the imminent effect of sea level rise.
 - Interpretive signage for the historic district should be explored as part of the General Plan process.

Exhibits

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EXHIBIT CUL-2: DIRECTORY OF PROPERTIES IN THE HISTORIC DATA FILE FOR MARIN COUNTY AND CHRIS RESULTS

PRIMARY #	ADDRESS	NAME	YEAR-BUILT	NRS STATUS
21-001791	120 Central Ave	Sausalito Women's Club	1918	1S
21-001710	156 Bulkley Ave	Barrett, William., House/Casa Madrona	1885	1D, 1S
21-001797	639 Main St	Griswold House	1893	1S, 2S3
21-001738	109 Bulkley Ave	Laneside/Laneside Apartments	1891	2D2
21-001706	12 El Portal	Sausalito Hotel	1909	2D2
21-001730	12 Princess St	Jean Baptiste Meat Market, Gemini	1892	2D2
21-001743	19 Princess St	Sausalito Salvage Shop	1874	2D2
21-001742	21 Princess St	Porto Bella Antiques	1886	2D2
21-001731	28 Princess St	Princess Court	1913	2D2
21-001744	3 Princess St	Kersting Galleries	1885	2D2
21-001732	36 Princess St	The Store	1894	2D2
21-001729	4 Princess St	Schnell, Jacob, Boarding House	1884	2D2
21-001733	40 Princess St	(unnamed structure)	1894	2D2
21-001739	48 Bulkley Ave	Apartments	1894	2D2
21-001734	52 Princess St	Tapia Art Studio	1894	2D2
21-001740	54 Bulkley Ave	Zephyr Cottage	1891	2D2
21-001697	558 Bridgeway	San Francisco Yacht Club, Ondine	1898	2D2
21-001760	558 Bridgeway	Sausalito Central Business Historic	1874	2D2
21-001758	561 Bridgeway	Dexter's House Apartments	1889	2D2
21-001756	569 Bridgeway	Old Ferry Grill/Swanson Art Gall	1908	2D2
21-001754	579 Bridgeway	Twin Victorian Cottage #1	1886	2D2
21-001755	583 Bridgeway	Twin Victorian Cottage #2	1886	2D2
21-001753	585 Bridgeway	C. Frederick Faude Antiques	1914	2D2
21-001698	588 Bridgeway	Langes Landing, Scomas	1887	2D2
21-001752	589 Bridgeway	Sausalito Gem Shop	1904	2D2
21-001751	595 Bridgeway	Ruby Begonia Boutiques	1907	2D2
21-001750	599 Bridgeway	Lincoln Garage/Kebaya Company	1924	2D2
21-001749	605 Bridgeway	Marin Fruit Company	1912	2D2
21-001748	605 Bridgeway	Town & Company Antiques	1924	2D2
21-001735	62 Princess St	Sausalito City Hall, Unitours	1887	2D2

PRIMARY #	ADDRESS	NAME	YEAR-BUILT	NRS STATUS
21-001747	621 Bridgeway	Flying Fish Restaurant	1910	2D2
21-001746	625 Bridgeway	Venice Gourmet	1894	2D2
21-001745	639 Bridgeway	Giovani's Pizza	1887	2D2
21-001700	660 Bridgeway	Old Purity House	1935	2D2
21-001701	664 Bridgeway	Becker Building, Saga of Finland	1897	2D2
21-001728	667 Bridgeway	Mecchi & Ratto Building, Stephens	1914	2D2
21-001702	668 Bridgeway	Princess Theatre, Gate Theatre, TA	1915	2D2
21-001703	670 Bridgeway	Fielders General Store, Old Dime S	1885	2D2
21-001725	679 Bridgeway	Cat n' Fiddle Bar	1915	2D2
21-001724	683 Bridgeway	Priceless Shop	1924	2D2
21-001723	687 Bridgeway	Swenson's	1902	2D2
21-001722	693 Bridgeway	Sausalito News Building, Games PEO	1897	2D2
21-001721	701 Bridgeway	El Monte Hotel, Del Monte Hotel	1879	2D2
21-001720	715 Bridgeway	Bank of Sausalito, Wells Fargo Bank	1924	2D2
21-001719	721 Bridgeway	Burlwood Gallery	1894	2D2
21-001718	731 Bridgeway	Sausalito City Hall, Bank of Sausalito	1894	2D2
21-001717	737 Bridgeway	Patterson's Bar	1894	2D2
21-001716	743 Bridgeway	Tamalpais Stables/Arcage Shops	1894	2D2
21-001715	749 Bridgeway	Sausalito News Building/The Tide	1899	2D2
21-001714	755 Bridgeway	GG of Sausalito	1889	2D2
21-001713	757 Bridgeway	No Name Bar	1894	2D2
21-001711	777 Bridgeway	Mason's Garage/Village Fair	1924	2D2
21-001741	83 Princess St	Glen Bank/Spring Bank/Richards	1884	2D2
21-001736	90 Princess St	Cabana Bonita	1893	2D2
21-001709	El Portal	Plaza Vina Del Mar	1904	2D2
21-001759	El Portal	Ferryboat Landing	1875	2D2
21-001699	Princess St	Ferryboat Landing Site, Tee Tock C	1977	2D2
21-001737	Princess St	Portals of the Nook	1891	2D2
21-001707	28 El Portal	Northwest Pacific Railroad Office	1916	2D
21-001778	201 Bridgeway	Walhalla, Valhalla	1893	3S
21-001804	16 San Carlos Ave	Villa Veneta	1892	3S
21-001782	112 Bulkley Ave	Sausalito First Presbyterian Church	1909	3S

PRIMARY #	ADDRESS	NAME	YEAR-BUILT	NRS STATUS
21-001787	116 Caledonia St	Linsley House	1903	3S
21-001807	215 South St	Horn House, Victorian Gothic Cottta	1860	3S
21-001767	220 West St	Kosta House	1904	3S
21-001777	221 Bridgeway	Castle-by-the-Sea	1902	3S
21-001761	26 Alexander Ave	Craig Hazel	1890	3S
21-001785	31 Bulkley Ave	Collie House	1884	3S
21-001790	41 Cazneau Ave	Laurel Lodge	1875	3S
21-001767	428 Turney St	Sylva House	1900	3S
21-001794	47 Girard Ave	Gardner House, The Bower	1869	3S
21-001789	76 Cazneau Ave	Cottage Madrona	1874	3S
21-001801	93 San Carlos Ave	Treat House	1905	3S
21-001786	Bulkley Ave	O'Connell Seat	1901	3S
21-001806	Santa Rosa Ave	Christ Episcopal Church	1882	3S
21-001766	603 Main St	Shiller Haus	1899	3S
21-001796	50 Harrison Ave	The Hearth	1893	3S
21-001768	64 Alexander Ave	Spreckels Cottage	1895	7N
21-001771	Alta Ave.	Shanghai Tunnel and Springs	1885	7N
21-001762	Bee Street	NPC Railroad Freight Building	1901	7N
21-000619	Bickbur	Gilead, Bickbur	1907	7N
21-002283	Bridgeway	Vina Del Mar Park	NA	7N
21-001757	565 Bridgeway	Unnamed	1940	7R
21-001727	671 Bridgeway	First National Bank of Sausalito	1917	7R
21-001726	675 Bridgeway	Sausalito Chamber of Commerce	1924	7R
21-001704	676 Bridgeway	Seven Seas Restraint	1924	7R
21-001705	688 Bridgeway	Sausalito Ferry Company	1979	7R
21-001721	763 Bridgeway	Medical Dental Building	1958	7R
21-001772	1705 Bridgeway	Richardson School	1871	7N
21-001784	Bulkley Ave	Alta Mira Hotel	1925	7N
21-001793	35 Central Ave	The Heights/H.C. Campbell House	1896	7N
21-001791	108 Central Ave	Du Bois House	1889	7N
21-001812	100 Harrison Ave	Nesteldown/McCormack House	1884	7N
21-001812	168 Harrison Ave	The Bungalow/Tanglewood	1874	7N

PRIMARY #	ADDRESS	NAME	YEAR-BUILT	NRS STATUS
21-000041	515 Humboldt St.	Ark—"Caprice"	1880	7W
21-001764	47 Miller Ave	O.C. Miller Carriage House	1897	7N
21-001799	517 Pine Street	Oldlands, Wosser House	1874	7N
21-001803	86 San Carlos Ave	Hazel Mount	1871	7N
21-001802	87 San Carlos Ave	Sweetbriar, Cantwell House	1902	7N
21-001800	172 San Carlos Ave	Bellevue Cottage	1889	7N
21-001809	26 Spencer Ave	Birds Nest Cottage	1899	7N
X	725 Locust Rd	Elderberry Cottage	x	7N
21-000501	See NWIC Map	Napa Street Pier	1945	7
21-001707	See NWIC Map	NWPRR Express Office	x	7
21-002568	See NWIC Map	MMWD-1	x	7
21-002601	See NWIC Map	Arques Shipyard and Marina	x	7
21-002602	See NWIC Map	Tunnel No. 27-00.40 (L and R)	x	7
21-002641	See NWIC Map	Gaylord India Restaurant	x	7
21-002695	See NWIC Map	Locust Street Pump Station	x	7
21-002887	See NWIC Map	206 Second Street	x	7
21-002901	See NWIC Map	Sausalito Fire Station #2	x	7

Key:

1 Properties Listed in the National Register (NRHP) or the California Register (CR)

1D Contributor to a district or multiple resource property listed in NRHP by the keeper. Listed in the CR

1S Individual property listed in NRHP by the keeper. Listed in the CR

2 Properties Determined Eligible for Listing in the National Register (NRHP) or the California Register (CR)

2D Contributor to a district determined eligible for NRHP by the keeper. Listed in CR

2D2 Contributor to a district determined eligible for NRHP by consensus through Section 106 process. Listed in the CR

2D3 Contributor to a district determined eligible for NRHP by Part I Tax Certification. Listed in the CR

2S2 Individual property determined eligible for NRHP by consensus through Section 106 process. Listed in the CR

2S3 Individual property determined eligible for NRHP by Part I Tax Certification. Listed in the CR

3 Appears Eligible for National Register (NRHP) or the California Register (CR) through Survey Evaluation

3S Appears eligible for NRHP as an individual property through survey evaluation

5 Properties Recognized as Historically Significant by Local Government

5S2 Individual property that is eligible for local listing or designation

7 Not Evaluated for National Register (NRHP) or California Register (CR) or Needs Reevaluation

7N Needs to be reevaluated (Formerly NRHP Status Code 4)

7R Identified in Reconnaissance Level Survey: Not evaluated.

7W Submitted to OHP for action-withdrawn

D.3 - Letter to Guidiville Indian Rancheria

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CITY OF SAUSALITO

420 Litho Street • Sausalito, CA 94965
Telephone: (415) 289-4100
www.ci.sausalito.ca.us

March 9, 2020

Certified Mail – Return Receipt Requested

Merlene Sanchez, Chairperson
Guidiville Indian Rancheria
P.O. Box 339
Talmage, CA 95481

**Subject: Notification of General Plan Update and Invitation to Request Tribal Consultation pursuant
SB 18; Project File No: GPU/EIR Project, City of Sausalito, California**

Dear Chairperson Sanchez,

The Sausalito 2040 General Plan Update (proposed General Plan Update) is a focused effort to refine objectives, policies, and programs within the existing City of Sausalito General Plan to guide and shape the community over the next 20 years. The intent of this letter is to provide notification of the proposed General Plan Update and offer the opportunity to request consultation with the City of Sausalito to discuss the proposed General Plan Update and its associated Environmental Impact Report pursuant to California Environmental Quality Act (CEQA) Guidelines. This offer of consultation is intended to comply with Senate Bill (SB) 18 (Government Code § 65352.3).

Project Description

The City of Sausalito's General Plan helps guide growth and land development of the community, while preserving open space areas and enhancing the quality of life for residents. The General Plan was initially prepared in 1995; the City updated the Circulation Element in 1999, the Housing Element in 2015, and the Safety Element in 2019. The proposed General Plan Update includes the following elements and meets State requirements: Land Use and Growth Management; Housing; Waterfront and Marinship; Community Design, Historic, and Cultural Preservation; Circulation and Parking; Environmental Quality; Health, Safety, and Community Resilience; Sustainability; and Economic. The proposed General Plan Update will consider land use issues within City limits as well as immediately adjacent properties located within the City's Sphere of Influence (SOI). The General Plan elements describe existing conditions and context for related topic areas, followed by goals, policies, and implementation measures to address growth and development through 2040.

Research Status

A Tribal Consultation List and search of the Sacred Lands File (SLF) was requested from the Native American Heritage Commission (NAHC) on February 27, 2020. The NAHC response indicated that results of the SLF search were positive.

The area encompassing the proposed General Plan Update includes several sites of both historic and prehistoric value. The Sausalito Historic District near Princess Street and Bridgeway is one of 12 Certified Local Districts in California, and the City has designated six local historic landmarks. The Griswold House, Casa Madrona, and Sausalito Women's Club are listed on the National Register of Historic Places. The City identifies three archaeologically sensitive zones along its coast where the potential for discovery of cultural resources is considered high.

FAX NUMBERS:

Administration: (415) 289-4167
Recreation: (415) 289-4189

Community Development: (415) 339-2256

Library: (415) 331-7943
Public Works: (415) 289-4138

Contact Information

The City of Sausalito lead contact for SB 18 Consultation on this project is:

Lilly Whalen
Community Development Department Director
Sausalito City Hall
420 Litho Street
Sausalito, CA 94965
lwhalen@sausalito.gov
415.289.4133

If the Guidiville Indian Rancheria wishes to consult with the City regarding the proposed General Plan Update, please indicate in writing via letter or email addressed to me with the name of the tribe's designated lead contact person. Pursuant to SB 18, all requests must be received within 90 days of the tribe's receipt of this invitation to consult (expected by approximately June 11, 2020).

Sincerely,


Lilly Whalen

Community Development Department Director

Enclosures: NAHC Tribal Consultation List
 NAHC Sacred Lands File Search Results
 Sausalito 2040 General Plan Update Existing Conditions Report: Cultural Resources

**Native American Heritage Commission
Native American Contacts List
February 28, 2020**

Federated Indians of Graton Rancheria

Gene Buvelot

6400 Redwood Drive, Ste 300

Rohnert Park, CA 94928

gbuvelot@gratonrancheria.com

(415) 279-4844 Cell

(707) 566-2288 ext 103

Coast Miwok

Southern Pomo

Federated Indians of Graton Rancheria

Greg Sarris, Chairperson

6400 Redwood Drive, Ste 300

Rohnert Park, CA 94928

gbuvelot@gratonrancheria.com

(707) 566-2288 Office

(707) 566-2291 Fax

Coast Miwok

Southern Pomo

Guidiville Indian Rancheria

Merlene Sanchez, Chairperson

P.O. Box 339

Talmage, CA 95481

admin@guidiville.net

(707) 462-3682

(707) 462-9183 Fax

Pomo

This list is current as of the date of this document and is based on the information available to the Commission on the date it was produced.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code, or Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans Tribes for the proposed:
Sausalito 2040 General Plan Update Project, Marin County.



NATIVE AMERICAN HERITAGE COMMISSION

February 28, 2020

Dana DePietro, PhD
FirstCarbon Solutions

Via Email to: ddepietro@fcs-intl.com
Cc to: kmccully@fcs-intl.com
gbuvelot@gratonrancheria.com

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
Marshall McKay
Wintun

COMMISSIONER
William Mungary
Paiute/White Mountain
Apache

COMMISSIONER
Joseph Myers
Pomo

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

Re: Native American Consultation, Pursuant to Senate Bill 18, Government Code §65352.3 and §65352.4, Sausalito 2040 General Plan Update Project, Marin County

Dear Dr. DePietro:

Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above referenced counties.

Government Code §65352.3 and §65352.4 require local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to cultural places when creating or amending General Plans, Specific Plans and Community Plans.

The law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction. The NAHC believes that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

The NAHC also believes that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:
 - A listing of any and all known cultural resources that have already been recorded or are adjacent to the APE, such as known archaeological sites;
 - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
 - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the APE; and
 - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.
2. The results of any archaeological inventory survey that was conducted, including:

- Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code §6254.10.

3. The result of the Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was positive. Please contact the Federated Indians of Graton Rancheria on the attached list for more information.
4. Any ethnographic studies conducted for any area including all or part of the APE; and
5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event, that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we are able to assure that our consultation list remains current.

If you have any questions or need additional information, please contact me at my email address:
Sarah.Fonseca@nahc.ca.gov.

Sincerely,



Sarah Fonseca
Cultural Resources Analyst

Attachment

EXISTING CONDITIONS: CULTURAL RESOURCES

This Existing Conditions Report describes the existing cultural setting from the City of Sausalito General Plan Update implementation on the City and the Sphere of Influence. Cultural resources are buildings, objects, features, structures, or locations with historic or cultural value. Cultural resources typically include buildings or structures that are associated with an event or person that have contributed to the shaping or development of the city; objects, such as Native American artifacts discovered at a particular location or area of the city; or an archaeological, geological, or paleontological artifact, such as fossils. Specifically, cultural resources can be categorized in one of the following groups:

- **Historic Resources:** Historic resources are associated with the recent past. In California, historic resources are typically associated with the Spanish, Mexican, and American periods in the State's history and are generally less than 200 years old.
- **Archaeological Resources:** Archaeology is the study of prehistoric human activities and cultures. Archaeological resources are generally associated with indigenous cultures.
- **Paleontological Resources:** Paleontology is the study of plant and animal fossils.
- **Burial Sites:** Burial sites are formal or informal locations where human remains, usually associated with indigenous cultures, are interred.

Protection of cultural resources is important in maintaining the historic character of Sausalito. The 1995 Sausalito General Plan addresses cultural resources primarily in the Environmental Quality Element and the Community Design and Historical Preservation Element with policies and programs designed to preserve and protect these important features of the community. In addition, the City government strives to preserve the unique historic character of Sausalito through the Historic Landmarks Board and the City's official Historic Preservation Guidelines.

This report discusses the regulatory framework and existing conditions related to cultural resources in Sausalito to inform and support the General Plan Update process.

REGULATORY FRAMEWORK

FEDERAL REGULATIONS

National Historic Preservation Act

The National Historic Preservation Act of 1966 (NHPA), as amended, established the National Register of Historic Places (NRHP), which contains an inventory of the nation's

significant prehistoric and historic properties. Under 36 CFR 60, a property is recommended for possible inclusion on the NRHP if it is at least 50 years old, has integrity, and meets one of the following criteria:

- It is associated with significant events in history, or broad patterns of events.
- It is associated with significant people in the past.
- It embodies the distinctive characteristics of an architectural type, period, or method of construction; or it is the work of a master or possesses high artistic value; or it represents a significant and distinguishable entity whose components may lack individual distinction.
- It has yielded, or may yield, information important in history or prehistory.

Certain types of properties are usually excluded from consideration for listing in the NRHP, but they can be considered if they meet special requirements in addition to meeting the criteria listed above. Such properties include religious sites, relocated properties, graves and cemeteries, reconstructed properties, commemorative properties, and properties that have achieved significance within the past 50 years.

Three buildings within the City of Sausalito are currently listed on the NHPA.

National Park Service General Management Plan for Golden Gate National Recreation Area

The southeastern area of Golden Gate National Park borders the southern and southwestern area of the City of Sausalito.

The 2014 National Park Service General Management Plan for Golden Gate National Recreation Area identifies several Management Concepts and Goals that apply to the protection and preservation of cultural resources.¹

Goals for the "Connecting People with the Parks" Management Concept:

- Maximize adaptive reuse, rehabilitation, stabilization, and interpretation of cultural resources (structures, landscapes, archeological sites, ethnographic resources, and museum collections) to support visitor enjoyment, understanding, and community connections.
- Work with the public, park partners, local communities, historical organizations, and regional collaborators to steward, preserve, and protect cultural resources.
- Preserve and protect cultural resources so that visitors can connect with and appreciate these resources and their stories.

¹ Golden Gate National Recreation Area and Muir Woods National Monument General Management Plan/Environmental Impact Statement, Summary Edition. Pages 22–23.

Goals for the "Focusing on National Treasures" Management Concept:

- Emphasize the fundamental resources that contribute to the national significance of the park, including national historic landmarks. Manage all other resources to complement significant resources and visitor experience.
- Tie the associated cultural resources, museum collections, and histories to the showcased sites.
- Preserve and protect cultural resources to highlight the interpretive and educational values and provide, wherever possible, direct contact with the resources.

In addition, the Plan identifies several Management Zones, intended to outline the desired conditions for natural and cultural resources, visitor experience, and level of development. For example, the "Historic Immersion" Management Zone would "preserve historic sites, structures, and landscapes that are evocative of their period of significance. Selected exteriors and designated portions of interior spaces would be managed to protect their historic values and attributes. Visitors would have opportunities to be immersed in the historic setting to explore history with direct contact to cultural resources, complemented by rich interpretation of past stories and events."² The "Evolved Cultural Landscape" Management Zone would "preserve significant historic, archeological, architectural, and landscape features while being adaptively reused for contemporary park and partner needs."

STATE REGULATIONS

California Register of Historical Resources

As defined by Section 15064.5(a)(3)(A-D) of the CEQA Guidelines, a resource shall be considered historically significant if the resource meets the criteria for listing on the California Register of Historical Resources (CR). The CR and many local preservation ordinances have employed the criteria for eligibility to the NRHP as a model, since the NHPA provides the highest standard for evaluating the significance of historic resources. A resource that meets the NRHP criteria is clearly significant. A resource that does not meet the NRHP standards may still be considered historically significant at a local or state level.

California Environmental Quality Act (CEQA)

The CEQA Guidelines state that a resource need not be listed on any register to be found historically significant. The CEQA guidelines direct lead agencies to evaluate archaeological sites to determine if they meet the criteria for listing in the California Register. If an

² Golden Gate National Recreation Area and Muir Woods National Monument General Management Plan/Environmental Impact Statement, Summary Edition. Page 24.

archaeological site is a historical resource, in that it is listed or eligible for listing in the California Register, potential adverse impacts to it must be considered. If an archaeological site is considered not to be an historical resource but meets the definition of a "unique archaeological resource" as defined in Public Resources Code Section 21083.2,³ then it would be treated in accordance with the provisions of that section.

2013 California Historical Building Code (California Code of Regulations Title 24, Part 8)

The California Historic Building Code (CHBC) applies to all qualified historical buildings or properties in the State. Its intent is to protect California's architectural heritage by recognizing the unique construction concerns inherent in maintaining and reusing historic buildings. The CHBC allows for alternative building regulations for permitting necessary repairs and modifications to ensure the preservation, rehabilitation, relocation, and related construction of a building and structures that are deemed to be of importance to the history, architecture, or culture of an area by the relevant local or state governmental jurisdiction. The CHBC regulations are meant to facilitate the rehabilitation or change of occupancy in a manner that "preserves their original or restored elements and features, to encourage energy conservation and a cost effective approach to preservation, and to provide for reasonable safety from fire, seismic forces or other hazards for occupants and users of such buildings, structures and properties and to provide reasonable availability and usability by the physically disabled."⁴

The CHBC has been incorporated into the Sausalito Municipal Code in Chapter 8.44, which deals with building standards, and Chapter 10.46 that outlines policies for projects involving the Historic Overlay District and Local Register. Historic Preservation in the City is further enhanced through the creation and action of the Historic Landmarks Board as outlined in Municipal Code Chapter 2.28, and the adoption of Historic Preservation Guidelines (2011) and Downtown Historic District Signage Guidelines (1998). The City also requires that new construction, demolition, and alteration projects involving properties of historical significance consider and respond to the Secretary of the Interior's Standards for Treatment of Historic Properties (Municipal Code Section 10.46.060.F).

³ As defined in CEQA, "a unique archaeological resource means" generally means an archaeological artifact, object, or site where there is a high probability that it meets certain criteria: contains needed information to answer scientific questions, has a special and particular quality, or is directly associated with a scientifically recognized important prehistorical or historical event. See Public Resources Code §§ 21083.2(g) (1)-(3).

⁴ California Office of Historic Preservation. Website: http://ohp.parks.ca.gov/?page_id=21410.

2013 California Health and Safety Code Section 7052 and 7050.5

The California Health and Safety Code Section 7052 defines that unauthorized disinterment or any kind of willful mutilation of human remains is a felony. Section 7050.5 mandates that upon the discovery of human remains (other than in a dedicated cemetery), excavation or other disturbance must cease until a county coroner is able to determine whether the remains are those of a Native American, in which case the Native American Heritage Commission must be notified.

California Public Resources Code Section 5097

The California Public Resources Code Section 5097, also known as the Native American Historic Resource Protection Act, identifies the steps to be taken in the event of an unexpected discovery of human remains on no-federal public lands. Native American burial sites fall under the jurisdiction of the Native American Heritage Commission, which prohibits willful damage to any historical, archaeological, or vertebrate paleontological site or feature on public lands.

Senate Bill 18

California Senate Bill 18 (SB 18) states that prior to a local (city or county) government's adoption of any General Plan or Specific Plan, or amendment to General and Specific Plans, or a designation of open space land proposed on or after March 1, 2005, the city or county shall conduct consultations with California Native American tribes for the purpose of preserving or mitigating impacts to Cultural Places. A Cultural Place is defined as:

- Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine (PRC Section 5097.9), or;
- Native American historic, cultural, or sacred site, that is listed or may be eligible for listing in the California Register of Historical Resources pursuant to Section 5024.1, including any historic or prehistoric ruins, any burial ground, or any archaeological or historic site (PRC Section 5097.995).

According to the Government Code (GC) Section 65352.4, "consultation" is defined as:

The meaningful and timely process of seeking, discussing, and considering carefully the views of others, in a manner that is cognizant of all parties' cultural values and, where feasible, seeking agreement. Consultation between government agencies and Native American Tribes shall be conducted in a way that is mutually respectful of each party's sovereignty. Consultation shall also recognize the tribes' potential needs for confidentiality with respect to places that have traditional tribal cultural significance.

While consultation is required to take place on a government-to-government level, the SB 18 process begins with a letter from the local government to the Native American Heritage Commission requesting a list of tribal organizations appropriate to the plan or plan amendment area or proposed open space designation. Once contacted by the local government, tribal governments have up to 90 days to respond and request consultation regarding the preservation and treatment of known cultural place(s), if any have been identified by the tribe.

Assembly Bill 52

Assembly Bill 52 (AB 52) was signed into law on September 25, 2014, and provides that any public or private "project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment." Tribal cultural resources include "[s]ites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources."

This law applies to any project that has a Notice of Preparation, a Notice of Negative Declaration, or Mitigated Negative Declaration pursuant to CEQA Guidelines filed on or after July 1, 2015. Under prior law, tribal cultural resources were typically addressed under the umbrella of "cultural resources," as discussed above. AB 52 formally added the category of "tribal cultural resources" to CEQA review, and extends the consultation and confidentiality requirements to all projects, whether they involve adoption of, or changes to, General Plans or Specific Plans.

The parties must consult in good faith, and consultation is deemed concluded when either party agrees to measures to mitigate or avoid a significant effect on a tribal cultural resource (if such a significant effect exists) or when a party concludes that mutual agreement cannot be reached. Mitigation measures agreed upon during consultation must be recommended for inclusion in the environmental document. AB 52 also identifies mitigation measures that may be considered to avoid significant impacts if there is no agreement on appropriate mitigation. Recommended measures include:

- Preservation in place
- Protecting the cultural character and integrity of the resource
- Protecting the traditional use of the resource
- Protecting the confidentiality of the resource
- Permanent conservation easements with culturally appropriate management criteria

Mills Act, 1972

The Mills Act provides economic incentives to private property owners to restore and preserve qualified historic buildings. This legislation allows local jurisdictions (cities and counties) to enter into contracts with owners of qualified historic properties who are actively engaged in the restoration and maintenance of their historic properties while receiving property tax relief. A qualified historic property is defined as one that is "listed on any federal, state, county, or city register, including the National Register of Historic Places, California Register of Historical Resources, California Historical Landmarks, State Points of Historical Interest, and locally designated landmarks."⁵

LOCAL REGULATIONS

City of Sausalito 1995 General Plan

The Environmental Quality Element of the City of Sausalito 1995 General Plan states that the City's environmental review process includes an analysis of historic resources, and it identifies three zones of sensitivity where the potential for the presence of archeological materials is high. The three zones are as follows:⁶

- **Zone 1:** The shoreline area from El Portal Park south to South Street
- **Zone 2:** From El Portal Park to Napa Street
- **Zone 3:** The original shoreline between Dunphy Park and Martin Luther King School.

The 1995 General Plan requires that as part of the permitting process for proposed developments that are located on recorded archeological sites identified by the Northwest Information Center (NWIC) and that require sub-grade excavation, subsurface archeological testing shall be conducted. In addition, some degree of subsurface testing is required for proposed development located within the remainders of the zones of sensitivity to gain information regarding the presence or absence of unrecorded archeological materials.

Policy EQ-3.10 in the 1995 General Plan calls for the protection of archeological factors and history via several programs that are designed to enhance respect and sensitivity to the native and early history of the Southern Marin area. These include the Sausalito Historical Society's information gathering, referral of proposed new construction projects to the NWIC, required archaeological surveys prior to excavation on properties near known archaeological sites, activities when an archaeological site is uncovered during construction until a City-approved archaeologist has examined the site and appropriate mitigation

⁵ California Office of Historic Preservation. Website: http://www.ohp.parks.ca.gov/?page_id=21412.

⁶ City of Sausalito 1995 General Plan Environmental Quality Element. Website: <http://www.sausalito.gov/departments/community-development/general-plan-update/1995-general-plan>.

measures are identified and implemented, and compliance with all archaeological resources-related CEQA requirements.

The Community Design and Historical Preservation Element of the 1995 General Plan lists numerous policies aimed to achieve the following cultural and historic objectives:⁷

- **Objective CD-1.0:** Scale and Architectural Diversity
- **Objective CD-4.0:** Preserve the Character of Community Sub-Areas
- **Objective CD-7.0:** Respect and Maintain the Exterior Integrity of Historic Structures and Sites

Specific Community Design and Historical Preservation policies that apply to the protection and enhancement of cultural and historical resources include the following:

- **Policy CD-1.4:** Construction Near Historic Districts or Landmarks
- **Policy CD-1.5:** Maximum Height Limit
- **Policy CD-4.1:** Sub-Area Objectives
- **Policy CD-7.1:** Historic Character
- **Policy CD-7.2:** Historic Landmarks Board
- **Policy CD-7.3:** Public Education

The Housing Element of the General Plan was adopted in 2015 and includes goals and policies that recognize the unique housing opportunities in Sausalito while aiming to enhance the diversity of income and community groups in the community. Goals and policies relevant to preserving the historic characteristic of the City include:⁸

- **Goal 1.0:** Preserving Housing and Neighborhood Assets
- **Policy 1.2:** Historic Preservation
- **Policy 4.4:** Development Review

Policy 1.2: Historic Preservation Sausalito Municipal Code

The following chapters of the Sausalito Municipal Code address historic preservation:⁹

- **Chapter 2.28:** Historic Landmarks Board
- **Chapter 8.22:** California Historic Building Code
- **Chapter 8.44:** Preservation of Historic Landmarks
- **Chapter 10.42:** Sign and Awning Regulations

⁷ City of Sausalito. 1995. General Plan Community Design and Historical Preservation Element. Source: ohp.parks.ca.gov/pages/1072/files/Sausalito.pdf.

⁸ City of Sausalito Housing Element Update 2009 2014. Adopted October 9, 2012. Source: www.sausalito.gov/Home/ShowDocument?id=4028.

⁹ Sausalito Municipal Code. Website: <http://www.codepublishing.com/CA/Sausalito>.

- **Chapter 10.44:** Specific Use Requirements
- **Chapter 10.80:** Zoning Ordinance Administration

These Chapters establish the Sausalito Historic Landmarks Board and gives it the authority to administer these regulations. To avoid unintended loss of Sausalito's unique design and architectural values, the Sausalito Historic Landmarks Board (HLB) adopted the Sausalito Historic Preservation Guidelines for the Downtown Historic District on January 21, 1993 and updated the guidelines in 2011. These guidelines are intended to provide the community procedure and criteria to conserve its valuable historic landmarks and character.

Sausalito Historic Landmarks Board

Chapter 8.44 of Sausalito Municipal Code, *Preservation of Historical Landmarks*, describes the purpose of the HLB.¹⁰ The HLB is concerned with maintaining the delicate historic character and scale of the Historic District. While structures in the District may be renovated or modified in ways that enhance the area, the HLB encourages project proponents to incorporate the District's design elements. In evaluating applications for permits and entitlements within the Historic District, the HLB uses the United States Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (GPO937-843).

The HLB is charged with the task of protection, enhancement, perpetuation, and use of sites and areas that are links to the Sausalito's past. In addition, the HLB is to ensure that future development does not conflict or impact with these historically significant sites, as well as enhance the value of surrounding areas and neighborhoods. Finally, the HLB is entrusted with fostering local knowledge of Sausalito's heritage.

Sausalito Historic Preservation Guidelines

The purpose of the Sausalito Historic Preservation Guidelines, adopted by the Sausalito HLB, is to state clearly the procedures and criteria the community intends to use to conserve the original architecture of the Sausalito Historic District.¹¹

The Historic Preservation Guidelines identify the Sausalito Historic District. This is the downtown area that is centered around the intersection of Princess and Bridgeway Streets and that exhibits consistent architectural styles of the late 19th century. Historic District buildings are largely in commercial and mixed uses. The role of the HLB is to promote the preservation of the City's historical resources and the qualities of historical resources give the Historic District unique characteristics and identity. The Guidelines recognize that

¹⁰ City of Sausalito Historic Preservation Guidelines. Source: www.sausalito.gov/departments/community-development/planning-division/historic-preservation-guidelines.

¹¹ City of Sausalito Historic Preservation Guidelines. Website; <http://www.sausalito.gov/departments/community-development/planning-division/historic-preservation-guidelines>.

owners may want or may be required to adapt their properties to new uses, functions and building codes from time to time.

The HLB identified several general design principles it may use in determining what conditions or limitations, if any, shall be applied to any project subject to HLB review. These include:

- Consistency in the use of materials, colors, and designs for structural additions or alterations;
- ensuring additions and alterations match the original structure while incorporating contemporary functions;
- consideration of height, scale, and proportions of the surrounding areas when designing new structures; and
- additional relevant elements such as building proportion as it relates to adjacent structures, design of doors and windows, relationship of building projections, architectural details, texture, color and signage.

Downtown Historic Signage Guidelines

The 1998 Downtown Historic District Signage Guidelines apply to new, replacement, and modified signage on all properties within the Historic District. The Guidelines state that signs in the downtown area, especially within the Historic District, "establish to a great extent both its spirit and character."¹² The intention of the Historic Signage Guidelines is to establish reasonable standards for business identification, strengthen the historic qualities of the downtown area, encourage creativity, and promote economic strength.

A variety of signs are permitted by the Guidelines, including wall, window, and awning signs; projecting and hanging signs; menu signs; and directory signs. Illuminated, neon, and electronic signs; freestanding and banner signs; roof signs; and changeable letter signs are among those not permitted in the Downtown area. The Guidelines also specify the allowable materials, colors, lighting, and size for signs.

City of Sausalito Zoning Ordinance

Chapter 10.46 of the City's Zoning Ordinance includes procedures for listing a site or structure on the Local Register and City review procedures for demolishing, or modifying a historical resource. The purpose of this chapter is to:

- Provide uniform regulations for the Historic overlay district and sites and structures listed on the local register;

¹² Downtown Historic District Signage Guidelines, Sausalito, California. November 1998. Source: www.sausalito.gov/home/showdocument?id=3994.

- preserve structures that are unique and irreplaceable assets to the city and its neighborhoods;
- deter demolition, alteration, misuse or neglect of historic or architecturally significant structures and sites;
- provide flexible land use and development regulations to allow preservation of structures and sites;
- provide a review process for alterations, modifications, and additions to structures within the Historic overlay district and/or listed on the local register; and
- provide a process for listing a site or structure on the local register.

Sausalito Local Register

Pending review by the City Historic Landmarks Board and Planning Commission, and recommendation to the City Council for approval, a structure or site may be approved for listing on the Local Register if all of the following findings can be made (Section 10.46.050 F):

1. The structure or site proposed for the Local Register is significant to local, regional, state, or national history.
2. Listing the proposed structure or site on the Local Register has been subject to environmental review and the appropriate findings have been made.
3. Listing the proposed structure or site on the Local Register will preserve the historic character or integrity of the structure or site.
4. Structure or site proposed to be listed on Local Register has a significant architectural or historical character that can be preserved or enhanced through appropriate controls and incentives on new development and alterations to existing structures and landscaping.

The City requires design review of any proposal to demolish, make an addition to, or otherwise modify a structure listed on the Local Register (Section 10.46.060). The design review shall be conducted by the Historic Landmarks Board and Planning Commission. These entities shall consider the (1) applicable design or other guidelines relevant to a proposed demolition, addition, or modification; and (2) the visual relationship of proposed architectural design elements to the surrounding area.

The Historic Landmarks Board and Planning Commission may approve a Design Review Permit to allow for new construction or alterations to a property listed on the Local Register if all the following findings can be made, to the extent applicable (Section 10.46.060 F):

1. The proposed new construction or alteration is compatible with the architectural and historical features of the structure and/or district.
2. The historical context of the original structure or district has been considered during the development and review of the proposal.

3. The criteria for listing the structure or site on the Local Register do not apply, or the Historic overlay district will not be affected by the new construction or alterations.
4. The State Historic Building Code is being applied to minimize alterations to the original historic structure.
5. The Secretary of the Interior's Standards for Treatment of Historic Properties have been used to review and consider the new construction and proposed alterations.
6. Alternative uses and configurations have been considered as part of the Design Review process.
7. Findings specified by Chapter 10.54 (Design Review Procedures) can be made.
8. The proposed new construction or alteration will be compatible with, and help achieve the purposes of, the Historic overlay district.

EXISTING CONDITIONS

This section provides an overview of the history of Sausalito and documents paleontological, archeological, and historic resources within the city limit and Sphere of Influence (SOI).

PALEONTOLOGICAL RESOURCES

According to the Blake et al. (2000) geologic map, the City of Sausalito "Sphere of Influence" area includes five geologic units: Artificial fill (Qmf), Quaternary alluvium (Qal), and Franciscan Complex consisting of Chert (Kjfc), Greenstone (Jfmg), and Mélange (fsr). Artificial fill is disturbed sediment that has no paleontological potential or sensitivity. Quaternary alluvium is undifferentiated Pleistocene-Holocene; if Holocene, it is too young to be considered fossiliferous; if Pleistocene, it has a low potential but high sensitivity for significant paleontological resources. The floor of the adjacent San Francisco Bay consists of Holocene alluvium. Vertebrate fossils are extremely rare in the Franciscan Complex, so it is ranked as having a very low paleontological potential and sensitivity.

A paleontological records search of the University of California Museum of Paleontology (UCMP) paleontology database conducted in September 2017 identified 35 vertebrate fossil findings in Marine County; however, none are in the Sausalito area.

HISTORIC CONTEXT

Pre-European History and Archeological Resources

The Coast Miwok Native American occupied the shoreline and hills of today's Sausalito for over 3,000 years prior to the arrival of white settlers.¹³ The Coast Miwok were hunter-gatherers whose shell mounds, artifacts, and burial "middens" still reside under the surface modern-day Sausalito. The Miwok collected acorns and other nuts and stored them for year-round consumption, and relied on the ocean for year-round supply of a variety of seafood. Traps and bow-and-arrow hunting provided the Miwok with meat, fur, and tools.

As modern-day development occurred in the area, most of the remains of the original villages were probably covered by fill by the mid-19th century. By the turn of the 20th century, evidence of Native American occupation in the area could be found in very few locations.¹⁴

A total of five prehistoric sites have been recorded within the City limit and are on file with the NWIC. All are located within the three sensitivity zones previously identified in the City of Sausalito 1995 General Plan Environmental Quality Element discussed above and shown on Exhibit CUL-1.

European Arrival

In 1775, the Spanish ship San Carlos entered the San Francisco Bay and arrived at what today is Sausalito. Observing the many small willow trees growing in the area, they gave the place the name "Saucito," meaning little willow, which later evolved into "Sausalito."

European Settlement to Current Time

In 1838, an English seaman named William Richardson married the daughter of the Commandante of El Presidio (the Mexican military garrison in San Francisco) and received nearly 20,000 acres of land in the southern and western areas of today's Marin County.¹⁵ Richardson built his hacienda in the vicinity of what is today's Caledonia Street in Sausalito, and he is considered to be the town's founder.

Richardson had several successful business ventures but eventually lost them all, and the majority of Rancho del Sausalito was sold in 1868 to the Sausalito Land and Ferry Company. With the arrival of ferries and construction of railroads, Sausalito became a

¹³ Sausalito Historical Society, "Sausalito History." Source: www.sausalitohistoricalsociety.com/sausalito-history.

¹⁴ Sausalito General Plan. 1995. Environmental Quality Element, page 19.

¹⁵ Historic Context Statement: Marinship, Sausalito, California. June 2011. Prepared by Knapp & VerPlanck.

transportation hub.¹⁶ A diverse merchant and commerce class developed, including Portuguese boatbuilders, Chinese shopkeepers, dairy ranchers, fishermen, Italian and German merchants, boarding house operators, and railroad workers.

While not designated an official historic area, the former Marinship yard in the northern part of the City holds an important place in Sausalito history. Naval shipbuilding in the San Francisco Bay Area began in 1854 and private shipyards became common in the area, including in Sausalito, during the last half of the 19th century.¹⁷

In 1868, the Sausalito Land & Ferry Company was established and regular ferry service from Sausalito to San Francisco began. A street layout and subdivisions of land soon followed, effectively establishing a real estate market along the central waterfront. Prior to the opening of the Golden Gate Bridge, a robust ferry service thrived. However, following the completion of the Bridge in 1937 ridership steadily declined. Sausalito's train and ferry services ended in 1941.

In 1942, construction of the current 210-acre Marinship area on Richardson Bay began shipbuilding operations that continued during World War II. During the war, 15 Liberty Ships and 705 tankers were delivered to the U.S. Maritime Commission.¹⁸ The last tanker was launched from Marinship on September 8, 1945; the Marinship closed in 1946 and was transferred to the U.S. Army Corps of Engineers, which subdivided it and sold large parcels to local industries.¹⁹

The United States' entry into World War II transformed Sausalito just as its importance as a transit hub decayed. The opening of Marinship and high-paying jobs drew a large labor force at the shipyards, nearly doubling the city's population.²⁰ However, with the end of the World War, demand for merchant vessels and tankers declined. The shipyard closed in 1945 and Marinship was decommissioned in 1946.²¹

Passenger ferries returned to Sausalito in 1970, bringing with them tourists and visitors. Today, Sausalito is a hub for art and culture as well as a home to software, multimedia, and financial enterprises. The city's scenic location, its historic character and proximity to the

¹⁶ Historic Context Statement: Marinship, Sausalito, California. June 2011. Prepared by Knapp & VerPlanck.

¹⁷ Historic Context Statement: Marinship, Sausalito, California. June 2011. Prepared by Knapp & VerPlanck.

¹⁸ Historic Context Statement: Marinship, Sausalito, California. June 2011. Prepared by Knapp & VerPlanck.

¹⁹ Historic Context Statement: Marinship, Sausalito, California. June 2011. Prepared by Knapp & VerPlanck.

²⁰ Historic Context Statement: Marinship, Sausalito, California. June 2011. Prepared by Knapp & VerPlanck.

²¹ Historic Context Statement: Marinship, Sausalito, California. June 2011. Prepared by Knapp & VerPlanck.

Golden Gate National Recreation Area draw more than 2 million tourists each year, representing an important driver of the local economy.²²

Historic Resources, Districts, and Landmarks

The City of Sausalito Community Design and Historical Preservation Element identifies the Sausalito Historic District, as well as six Historic Landmarks within the City and three sites that are listed on the NRHP.²³

The Historic District is located around the intersection of Princess and Bridgeway Streets and serves as one of the main attractions of the City, as shown on Exhibit CUL-1. It is a commercial district composed of Italianate style commercial buildings built between 1885 and 1900 and utilitarian commercial built between 1914 and 1924, both associated with periods of growth and heavy construction in the downtown area. The Historic District comprises the following areas:²⁴

- Northern portion, on Bridgeway north of Princess Street: characterized by two- and three-story attached row buildings from the 1880s through the decade following World War II. Most buildings have bay windows, boxed cornices, false fronts, Italianate roofline detail, recessed entryways and transoms.
- Central Portion, centered around a small, triangular park/plaza with a fountain from the 1915 San Francisco Panama Pacific International Exposition: the park combines the feeling of a Victorian garden with that of a Mediterranean plaza. Along with the Sausalito Hotel, the park is adjacent to the last remains of the railroad/ferryboat era.
- Southern Bridgeway south of Princess Street: characterized by unobscured views of the Richardson and San Francisco Bays and a combination of 1920s functional structures (such as stores and garages) and Victorian-era buildings.
- Princess Street: the transition between Bridgeway and the Hill neighborhood, characterized by a transition between the Bridgeway area at the base of the street to the residential area at the top of the street, with several unique buildings that are visible in early photos of the area.

The Sausalito Historic District is one of twelve Certified Local Districts in California. In addition to the Sausalito Historic District, the City recognizes the eligibility or potential eligibility of two additional districts; the Ark Row District, near the intersection of Humboldt Avenue and Anchor Street, and Marinship District, further to the north along the waterfront.

²² Sausalito Chamber of Commerce, "About Us," accessed at <https://www.sausalito.org/pages/AboutUs> on November 1, 2017.

²³ City of Sausalito. 1995. General Plan Community Design and Historical Preservation Element. Source: ohp.parks.ca.gov/pages/1072/files/Sausalito.pdf. Page 4-15

²⁴ City of Sausalito Historic Preservation Guidelines. Source: www.sausalito.gov/departments/community-development/planning-division/historic-preservation-guidelines.

Sausalito Historic Landmarks

The 1995 Sausalito General Plan identified the following sites within the City that are designated historic landmarks (see Exhibit CUL-1):

1. Castle by the Sea, 221 Bridgeway
2. Christ Episcopal Church, Santa Rosa & San Carlos Avenues
3. Madrona Cottage, 76 Canzneau Avenue
4. NWPRR Freight Depot, Second & Main Streets
5. The Bungalow/Tanglewood, 168 Harrison Avenue
6. Elderberry Cottage, 625 Locust Road

National Register of Historic Places

The 1995 Sausalito General Plan identified the following sites within the City that are listed on the NRHP (see Exhibit CUL-1):

1. Griswold House, 639 Main Street
2. Casa Madrona, 156 Bulkley Avenue
3. Sausalito Women's Club, Central & San Carlos Avenues

Northwest Information Center Records and Office of Historic Preservation Historic Properties Directory

A total of 110 historic properties in Sausalito are eligible or potentially eligible for the State or National Register according to the Office of Historic Preservation's Historic Properties Directory and records on file at the Northwest Information Center (NWIC). Property information including the location, name, address, age and NRHP status may be found in Table CUL 1. The location of these resources is shown on Exhibit CUL-1. This list is based on an updated CHRIS records search conducted on September 19, 2017 and the Office of Historic Preservation Directory of Properties in the Historic Property data File for Marin County, last updated on April 5, 2012. Additional resources may be listed in the Sausalito Historic Resources Inventory, which was unavailable for consultation at the time of writing.

Considerations for the General Plan Update

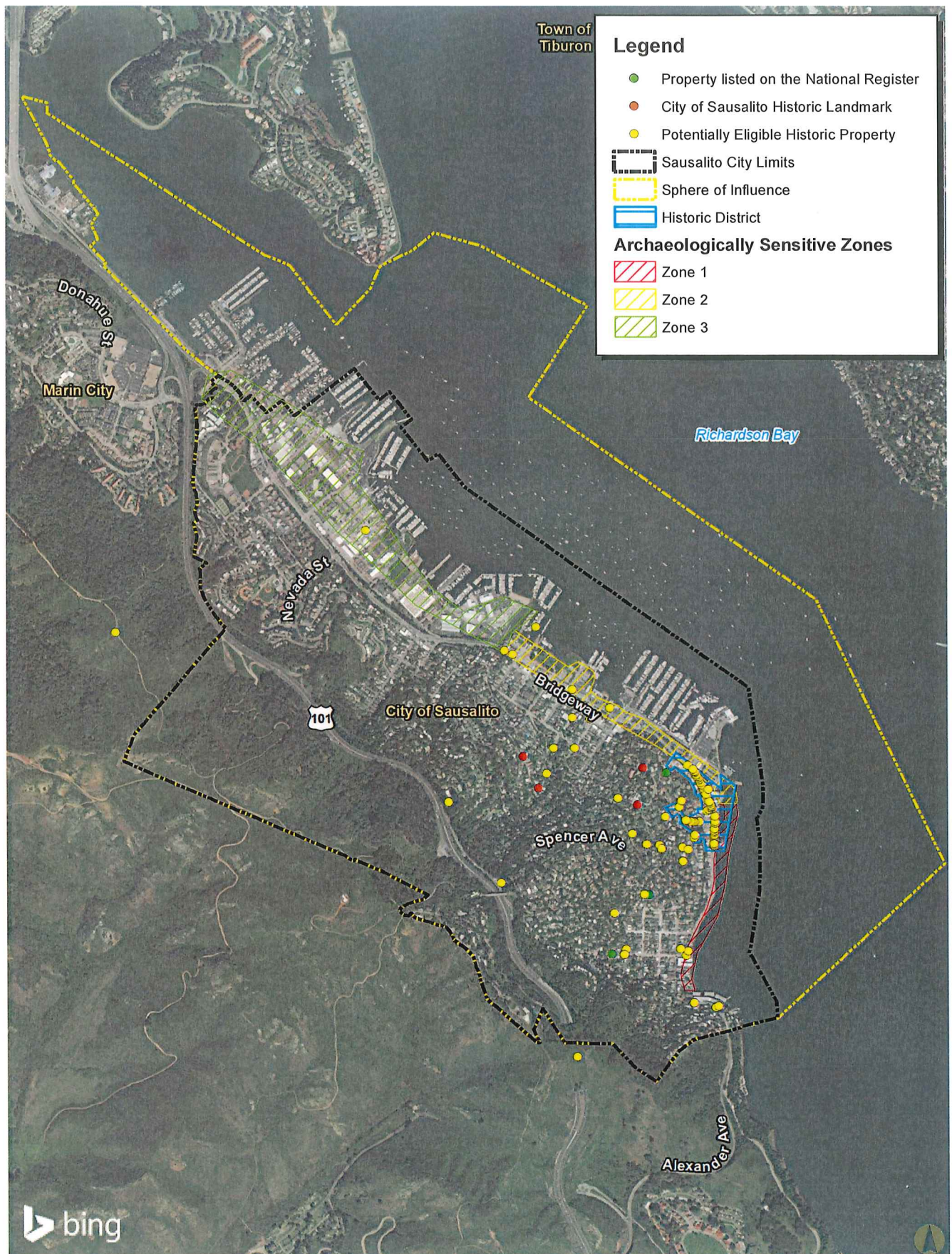
- From the extent of existing policies and practices to ensure the protection of resources, it is clear the City of Sausalito places a high value on historic character and resources. However, existing policies and regulations for historic resources apply to the designated local and National landmark properties and in the Historic District downtown. Other parts of the city, noteworthy structures, and the

formation of other potential historic districts, may deserve special consideration as well.

- While Sausalito is a largely built out community, particularly in the coastal zone, the possibility of finding prehistoric artifacts left by the Miwok people exists when developing or redeveloping properties. As such, it is recommended that requirements in the current General Plan for the protection of archaeological resources during the permitting process for proposed development projects be carried forward.
- As of July 1, 2015, a new category of resources has been established under CEQA called "tribal cultural resources" (TCRs) that considers tribal cultural values in addition to scientific and archaeological values when determining impacts and mitigation. The City may wish to incorporate policy pertaining to AB-52 compliance into the General Plan Update.
- According to the 2016 Marin Shoreline Sea Level Rise Vulnerability Assessment, 26 National Register district contributing sites, 17 noteworthy structures, and two landmark buildings are vulnerable to flooding as a result of sea level rise. These include 26 locations within the Downtown Historic District, seven noteworthy properties in Sausalito's Ark Row District, four properties within the Marinship, and two of Sausalito's landmark buildings—Castle by the Sea and the Ice House. The City may wish to draft or review policies pertaining to the protection of these resources from the imminent effect of sea level rise.
- Interpretive signage for the historic district should be explored as part of the General Plan process.

Exhibits

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EXHIBIT CUL-2: DIRECTORY OF PROPERTIES IN THE HISTORIC DATA FILE FOR MARIN COUNTY AND CHRIS RESULTS

PRIMARY #	ADDRESS	NAME	YEAR-BUILT	NRS STATUS
21-001791	120 Central Ave	Sausalito Women's Club	1918	1S
21-001710	156 Bulkley Ave	Barrett, William., House/Casa Madrona	1885	1D, 1S
21-001797	639 Main St	Griswold House	1893	1S, 2S3
21-001738	109 Bulkley Ave	Laneside/Laneside Apartments	1891	2D2
21-001706	12 El Portal	Sausalito Hotel	1909	2D2
21-001730	12 Princess St	Jean Baptiste Meat Market, Gemini	1892	2D2
21-001743	19 Princess St	Sausalito Salvage Shop	1874	2D2
21-001742	21 Princess St	Porto Bella Antiques	1886	2D2
21-001731	28 Princess St	Princess Court	1913	2D2
21-001744	3 Princess St	Kersting Galleries	1885	2D2
21-001732	36 Princess St	The Store	1894	2D2
21-001729	4 Princess St	Schnell, Jacob, Boarding House	1884	2D2
21-001733	40 Princess St	(unnamed structure)	1894	2D2
21-001739	48 Bulkley Ave	Apartments	1894	2D2
21-001734	52 Princess St	Tapia Art Studio	1894	2D2
21-001740	54 Bulkley Ave	Zephyr Cottage	1891	2D2
21-001697	558 Bridgeway	San Francisco Yacht Club, Ondine	1898	2D2
21-001760	558 Bridgeway	Sausalito Central Business Historic	1874	2D2
21-001758	561 Bridgeway	Dexter's House Apartments	1889	2D2
21-001756	569 Bridgeway	Old Ferry Grill/Swanson Art Gall	1908	2D2
21-001754	579 Bridgeway	Twin Victorian Cottage #1	1886	2D2
21-001755	583 Bridgeway	Twin Victorian Cottage #2	1886	2D2
21-001753	585 Bridgeway	C. Frederick Faude Antiques	1914	2D2
21-001698	588 Bridgeway	Langes Landing, Scomas	1887	2D2
21-001752	589 Bridgeway	Sausalito Gem Shop	1904	2D2
21-001751	595 Bridgeway	Ruby Begonia Boutiques	1907	2D2
21-001750	599 Bridgeway	Lincoln Garage/Kebaya Company	1924	2D2
21-001749	605 Bridgeway	Marin Fruit Company	1912	2D2
21-001748	605 Bridgeway	Town & Company Antiques	1924	2D2
21-001735	62 Princess St	Sausalito City Hall, Unitrours	1887	2D2

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PRIMARY #	ADDRESS	NAME	YEAR-BUILT	NRS STATUS
21-001747	621 Bridgeway	Flying Fish Restaurant	1910	2D2
21-001746	625 Bridgeway	Venice Gourmet	1894	2D2
21-001745	639 Bridgeway	Giovani's Pizza	1887	2D2
21-001700	660 Bridgeway	Old Purity House	1935	2D2
21-001701	664 Bridgeway	Becker Building, Saga of Finland	1897	2D2
21-001728	667 Bridgeway	Mecchi & Ratto Building, Stephens	1914	2D2
21-001702	668 Bridgeway	Princess Theatre, Gate Theatre, TA	1915	2D2
21-001703	670 Bridgeway	Fielders General Store, Old Dime S	1885	2D2
21-001725	679 Bridgeway	Cat n' Fiddle Bar	1915	2D2
21-001724	683 Bridgeway	Priceless Shop	1924	2D2
21-001723	687 Bridgeway	Swenson's	1902	2D2
21-001722	693 Bridgeway	Sausalito News Building, Games PEO	1897	2D2
21-001721	701 Bridgeway	El Monte Hotel, Del Monte Hotel	1879	2D2
21-001720	715 Bridgeway	Bank of Sausalito, Wells Fargo Bank	1924	2D2
21-001719	721 Bridgeway	Burlwood Gallery	1894	2D2
21-001718	731 Bridgeway	Sausalito City Hall, Bank of Sausalito	1894	2D2
21-001717	737 Bridgeway	Patterson's Bar	1894	2D2
21-001716	743 Bridgeway	Tamalpais Stables/Arcage Shops	1894	2D2
21-001715	749 Bridgeway	Sausalito News Building/The Tide	1899	2D2
21-001714	755 Bridgeway	GG of Sausalito	1889	2D2
21-001713	757 Bridgeway	No Name Bar	1894	2D2
21-001711	777 Bridgeway	Mason's Garage/Village Fair	1924	2D2
21-001741	83 Princess St	Glen Bank/Spring Bank/Richards	1884	2D2
21-001736	90 Princess St	Cabana Bonita	1893	2D2
21-001709	El Portal	Plaza Vina Del Mar	1904	2D2
21-001759	El Portal	Ferryboat Landing	1875	2D2
21-001699	Princess St	Ferryboat Landing Site, Tee Tock C	1977	2D2
21-001737	Princess St	Portals of the Nook	1891	2D2
21-001707	28 El Portal	Northwest Pacific Railroad Office	1916	2D
21-001778	201 Bridgeway	Walhalla, Valhalla	1893	3S
21-001804	16 San Carlos Ave	Villa Veneta	1892	3S
21-001782	112 Bulkley Ave	Sausalito First Presbyterian Church	1909	3S



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PRIMARY #	ADDRESS	NAME	YEAR-BUILT	NRS STATUS
21-001787	116 Caledonia St	Linsley House	1903	3S
21-001807	215 South St	Horn House, Victorian Gothic Cottta	1860	3S
21-001767	220 West St	Kosta House	1904	3S
21-001777	221 Bridgeway	Castle-by-the-Sea	1902	3S
21-001761	26 Alexander Ave	Craig Hazel	1890	3S
21-001785	31 Bulkley Ave	Collie House	1884	3S
21-001790	41 Cazneau Ave	Laurel Lodge	1875	3S
21-001767	428 Turney St	Sylva House	1900	3S
21-001794	47 Girard Ave	Gardner House, The Bower	1869	3S
21-001789	76 Cazneau Ave	Cottage Madrona	1874	3S
21-001801	93 San Carlos Ave	Treat House	1905	3S
21-001786	Bulkley Ave	O'Connell Seat	1901	3S
21-001806	Santa Rosa Ave	Christ Episcopal Church	1882	3S
21-001766	603 Main St	Shiller Haus	1899	3S
21-001796	50 Harrison Ave	The Hearth	1893	3S
21-001768	64 Alexander Ave	Spreckels Cottage	1895	7N
21-001771	Alta Ave.	Shanghai Tunnel and Springs	1885	7N
21-001762	Bee Street	NPC Railroad Freight Building	1901	7N
21-000619	Bickbur	Gilead, Bickbur	1907	7N
21-002283	Bridgeway	Vina Del Mar Park	NA	7N
21-001757	565 Bridgeway	Unnamed	1940	7R
21-001727	671 Bridgeway	First National Bank of Sausalito	1917	7R
21-001726	675 Bridgeway	Sausalito Chamber of Commerce	1924	7R
21-001704	676 Bridgeway	Seven Seas Restraint	1924	7R
21-001705	688 Bridgeway	Sausalito Ferry Company	1979	7R
21-001721	763 Bridgeway	Medical Dental Building	1958	7R
21-001772	1705 Bridgeway	Richardson School	1871	7N
21-001784	Bulkley Ave	Alta Mira Hotel	1925	7N
21-001793	35 Central Ave	The Heights/H.C. Campbell House	1896	7N
21-001791	108 Central Ave	Du Bois House	1889	7N
21-001812	100 Harrison Ave	Nesteldown/McCormack House	1884	7N
21-001812	168 Harrison Ave	The Bungalow/Tanglewood	1874	7N

PRIMARY #	ADDRESS	NAME	YEAR-BUILT	NRS STATUS
21-000041	515 Humboldt St.	Ark—"Caprice"	1880	7W
21-001764	47 Miller Ave	O.C. Miller Carriage House	1897	7N
21-001799	517 Pine Street	Oldlands, Wosser House	1874	7N
21-001803	86 San Carlos Ave	Hazel Mount	1871	7N
21-001802	87 San Carlos Ave	Sweetbriar, Cantwell House	1902	7N
21-001800	172 San Carlos Ave	Bellevue Cottage	1889	7N
21-001809	26 Spencer Ave	Birds Nest Cottage	1899	7N
X	725 Locust Rd	Elderberry Cottage	x	7N
21-000501	See NWIC Map	Napa Street Pier	1945	7
21-001707	See NWIC Map	NWPRR Express Office	x	7
21-002568	See NWIC Map	MMWD-1	x	7
21-002601	See NWIC Map	Arques Shipyard and Marina	x	7
21-002602	See NWIC Map	Tunnel No. 27-00.40 (L and R)	x	7
21-002641	See NWIC Map	Gaylord India Restaurant	x	7
21-002695	See NWIC Map	Locust Street Pump Station	x	7
21-002887	See NWIC Map	206 Second Street	x	7
21-002901	See NWIC Map	Sausalito Fire Station #2	x	7

Key:

1 Properties Listed in the National Register (NRHP) or the California Register (CR)

1D Contributor to a district or multiple resource property listed in NRHP by the keeper. Listed in the CR

1S Individual property listed in NRHP by the keeper. Listed in the CR

2 Properties Determined Eligible for Listing in the National Register (NRHP) or the California Register (CR)

2D Contributor to a district determined eligible for NRHP by the keeper. Listed in CR

2D2 Contributor to a district determined eligible for NRHP by consensus through Section 106 process. Listed in the CR

2D3 Contributor to a district determined eligible for NRHP by Part I Tax Certification. Listed in the CR

2S2 Individual property determined eligible for NRHP by consensus through Section 106 process. Listed in the CR

2S3 Individual property determined eligible for NRHP by Part I Tax Certification. Listed in the CR

3 Appears Eligible for National Register (NRHP) or the California Register (CR) through Survey Evaluation

3S Appears eligible for NRHP as an individual property through survey evaluation

5 Properties Recognized as Historically Significant by Local Government

5S2 Individual property that is eligible for local listing or designation

7 Not Evaluated for National Register (NRHP) or California Register (CR) or Needs Revaluation

7N Needs to be reevaluated (Formerly NRHP Status Code 4)

7R Identified in Reconnaissance Level Survey: Not evaluated.

7W Submitted to OHP for action-withdrawn

D.4 - Letter from Federated Indians of Graton Rancheria

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Submitted via electronic e-mail: lwhalen@sausalito.gov

May 5, 2020

Lilly Whalen
Community Development Department Director
Sausalito City Hall
420 Litho Street
Sausalito, CA 94965

Re: Sausalito 2040 General Plan Update

Dear Mrs. Whalen,

The Federated Indians of Graton Rancheria appreciates the opportunity to engage in consultation with the City of Sausalito on the *2040 General Plan Update*. The City of Sausalito sent a letter to the Tribe dated March 9, 2020 as a formal notification under Senate Bill 18 (SB 18; California Government Code 6352.3).

We understand the proposed General Plan Update is a focused effort to refine objectives, policies, and programs within the existing City of Sausalito General Plan. The proposed General Plan Update includes the following elements and meets State requirements: Land Use and Growth Management; Housing; Waterfront and Marinship; Community Design, Historic and Cultural Preservation; Circulation and Parking; Environmental Quality; Health, Safety, and Community Resilience; Sustainability; and Economic. The City of Sausalito 2040 General Plan is within the traditionally and culturally affiliated areas of the Tribe and the Tribe has great interest in protecting environmental and cultural resources.

In closing, the Tribe appreciates the opportunity to review the update and would like to consult pursuant to Senate Bill 18. Please contact my office at (707) 566-2288 or by email at thpo@gratonrancheria.com for further consultation and scheduling.

Sincerely,

Buffy McQuillen, THPO
Federated Indians of Graton Rancheria

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