

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Langsam Building Replacement ProjectLead Agency: City of SausalitoContact Name: Lilly Whalen, Community Development DirectorEmail: lwhalen@sausalito.govPhone Number: (415) 289-4133Project Location: SausalitoMarin*City**County*

Project Description (Proposed actions, location, and/or consequences).

The Project proposes to demolish an existing, 2-story mixed-use commercial/residential building, which is a contributor to the Downtown Sausalito Historic District, and replace it with a new building of similar height, scale and mix of uses. The new building would consist of one ground floor retail space and three residential units on the second floor, one of which would be restricted for affordability. In addition to CEQA review, the Project requires a Certificate of Appropriateness from the Historic Preservation Commission and Planning Commission due its location in the Downtown Sausalito Historic District, a Sign Permit for proposed ground floor signage, a Design Review Permit required for the construction of a commercial structure, Conditional Use Permits (CUP) for the proposed ground floor commercial use that is considered formula retail and for the proposed waiver or reduction of parking requirements, a Tree Removal Permit to allow the removal of two existing street trees, an Encroachment Agreement. For bay windows and signage extending into the public right-of-way, a Minor Use Permit and Encroachment Permit for sidewalk dining, and a four unit Parcel Map.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potential Project impacts and the mitigation measures recommended to reduce these impacts to a less than significant level consist of Basic Construction Management Practices (Air-1) Construction Emissions Minimization Practices (Air-2) related to Air Quality; Conformance to City of Sausalito Historic Design Guidelines (Cult-1) and Construction Design and Monitoring (Cult-2), including a Pre-Construction Survey; a Vibration Monitoring Program for adjacent historical resources, Construction Specifications that require construction contractors to use all feasible means to avoid damage to the adjacent historic buildings, a Historic Resource Protection Training Program for construction workers assigned to the project site, and monthly Construction Monitoring to avoid or remediate any damage to adjacent historical resources; Inadvertent Discovery of Archaeological Materials (Cult-3) requiring that all construction work be halted within a 50-foot stop-work radius in the event that an archaeological site is uncovered during construction, Inadvertent Discovery of Human Remains (Cult-4) requiring that all construction work be halted within a 50-foot stop-work radius in the event that human remains are uncovered during construction, in accordance with 14 CCR Section 150654.5.e.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Potential impacts of the Project are related to the visual character of the Sausalito Downtown Historic District. Potential conflicts with regulations are issues evaluated in the April 2019 Historic Resource Technical Memorandum and November 4, 2019 Analysis of Revised Project prepared by Page and Turnbull, contained in the CEQA document as Attachment A and B respectively. The conclusions of these documents are presented in Section 5 of this Initial study, Cultural Resources, which include that the revised design adheres to the design guidelines for the Downtown Historic District. The Project is subject to Mitigation Measure Cult-1, Conformance to City of Sausalito Historic Design Guidelines.

Provide a list of the responsible or trustee agencies for the project.

The City of Sausalito is the lead agency for this Project. No responsible or trustee agencies are involved.