



**Notice of Intent to Adopt an
Initial Study - Mitigated Negative Declaration
70-74 Liberty Ship Way Project**

Date: February 3, 2021
To: Public Agencies, Organizations, and Interested Parties
From: City of Sausalito
Subject: **Notice of Intent to Adopt an Initial Study - Mitigated Negative Declaration: 70-74 Liberty Ship Way Project**

In accordance with CEQA, the City of Sausalito (City) has completed an Initial Study to determine whether the project may have a significant effect on the environment. The Initial Study concludes that the project will not have a significant effect on the environment with the inclusion of mitigation measures. The City has therefore prepared a Mitigated Negative Declaration (MND).

Project Title: 70-74 Liberty Ship Way

Applicant: Michael Rainey

Project Location: The 3.9-acre project site would be located at 70-74 Liberty Ship Way (Assessor Parcel Number 063-080-06), in the eastern portion of the City along Richardson Bay. It is within the Industrial and Waterfront zoning districts of the Marinship Specific Plan. The project site currently contains dry boat storage for approximately 85 small vessels and containerized storage; there are no permanent buildings. Commercial buildings operate to the south and west. An existing 28,888-square-foot marsh restoration area is located along the southeastern project boundary. Adjacent to the marsh is an 8-foot-wide segment of the San Francisco Bay Trail (Bay Trail), a Class I waterfront pedestrian and bike path that extends along the San Francisco Bay.

Project Description: The proposed project would construct three two-story buildings totaling approximately 50,000 square feet that are up to 32 feet in height. The building uses would be consistent with the zoning districts and may include marine, industrial, storage, restaurant, and other related uses. It is anticipated that approximately 84 full-time staff could be employed on site. The project would create 108 parking spaces on an approximately 49,000-square-foot parking lot and 35,785 square feet of landscaped and vegetated areas, in addition to the existing marsh restoration area, which would remain as it currently exists. Two eucalyptus trees would be removed and 30 new trees would be planted throughout the site. The project would also improve pedestrian access to, add lighting, and define the edges of the Bay Trail. The project site is not on a list of sites as described by Government Code 65962.5 (LUST Cleanup Site, State Water Resources Control Board).

Public Review Period: A 30-day public review period will begin on February 3, 2021. Written comments must be mailed, submitted in person or via email to the contact person below no later than 5:00 p.m. on March 5, 2021. The MND and all related analysis is available on the City's website at <https://www.sausalito.gov/departments/community-development/planning-division/current-planning/public-notices>.

Public Meeting: The City of Sausalito Planning Commission will hold a workshop on February 17, 2021 at 6:30 pm. No decisions will be made. A public hearing will be held on a date to be determined.

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