

SAUSALITO PLANNING COMMISSION RESOLUTION NO. 2021-02

**RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE SAUSALITO
FINAL ENVIRONMENTAL IMPACT REPORT (WITH REVISED DRAFT EIR)
(SCH No. 2019100322) AND FINAL DRAFT GENERAL PLAN**

WHEREAS, California Government Code Section 65350 authorizes a city to amend its General Plan; and

WHEREAS, The City of Sausalito last completed a comprehensive update of its General Plan in 1995; and

WHEREAS, the General Plan Update formally began on June 20, 2017 with a meeting of the General Plan Advisory Committee (GPAC) and the thirteen-member GPAC held 42 public meetings through May 2020 to discuss and debate the various issues the city faces over the 20-year planning horizon of the General Plan; and

WHEREAS, an extensive exchange of information and visioning for the future was conducted over the course of 22 additional meetings with stakeholders, and all Boards, Commissions and Committees, including the Planning Commission, Historic Preservation Commission, the Community Safety/Disaster Preparedness Committee, the Business Advisory Committee Meetings, the Hospitality Business Development Committee, the Parks and Recreation Commission Meetings, the Pedestrian and Bicycle Advisory Committee and the Sustainability Commission; and

WHEREAS, the four-member General Plan Working Group (GPWG) held seven meetings in the first half of 2020 to receive public comment and held detailed discussions of the objectives, policies and programs developed for each of the Elements in the draft Plan; and

WHEREAS, over the course of the three and a half year project, there were four Community Workshops, three pop-up workshops and two walking tours held on the General Plan Update covering a variety of topics such as Sausalito's Unique Neighborhoods, Visioning, Waterfront and the Marinship; and

WHEREAS, a variety of public engagement strategies were used to ensure that every person in Sausalito who wished to express an opinion had the ability to do so, utilizing non-traditional communication methods beyond public meetings and workshops, such as web-based comment forms and e-mail; and

WHEREAS, On October 16, 2019, the City issued a Notice of Preparation (NOP) informing community members, Responsible Agencies and all other parties interested in the City's General Plan Update that an EIR analysis was going to commence. This NOP requested input from all interested parties regarding the Scope of the EIR analysis, with comments being requested between October 17, 2019 and November 18, 2019. The 30-day public review period for the NOP was extended by the City and ended on December 9, 2019; and

WHEREAS, the City held EIR Scoping meeting on November 4, 2019, at Sausalito City Hall, 420 Litho St., Sausalito, CA, to allow interested individuals to provide their input and feedback to directly; and

WHEREAS, In accordance with Government Code Section 65302, a comprehensive update to the City's General Plan was prepared, with the exception of the Housing Element, which addresses the mandatory elements required by state law, in addition to optional elements for Sustainability – Climate Change Mitigation and Resiliency; Economics; Community Design, Historic and Cultural Preservation; and Waterfront and Marinship; and

WHEREAS, the 2040 General Plan Update includes goals and policies regarding each of the updated General Plan elements; and

WHEREAS, on April 6, 2020 the Public Review Draft of the General Plan was published; and

WHEREAS, on June 4, 2020 the Public Draft Environmental Impact Report (EIR) for the Sausalito General Plan Update was published analyzing the environmental impacts of the Public Review Draft General Plan for public review and comment, and providing a 45-day review comment period; and

WHEREAS, on July 1, 2020 and July 7, 2020 the Planning Commission and City Council, respectively, held public meetings to provide comment on the Public Review Draft of the General Plan and Public Draft EIR; and

WHEREAS, on October 20, 2020 the Final Draft General Plan was published; and

WHEREAS, on October 27, 2020 the recirculated Revised Draft EIR was published analyzing the environmental impacts of the Final Draft General Plan for public review and comment, and providing a 45-day review comment period which ended on December 11, 2020; and

WHEREAS, on November 4 and November 17, 2020, , the Planning Commission and City Council, respectively, held public meetings to provide comment on the Public Review Draft of the General Plan and recirculated Revised Draft EIR; and

WHEREAS, on January 8, 2021 the Final Environmental Impact Report (FEIR), State Clearinghouse No. 2019100322, for the General Plan was published; and

WHEREAS, the FEIR is comprised of the Revised Draft EIR, the Revised Draft EIR Appendices; Responses to Comments on the Revised Draft EIR and Errata and a Mitigation Monitoring and Reporting Program; and

WHEREAS, the Sausalito Final Draft General Plan is a Citywide document that is an integrated and internally consistent statement of the official land use policy for the City of Sausalito; and

WHEREAS, the City's Housing Element is a mandatory General Plan Element and was previously prepared for the 2015-2023 planning period and was certified by the California Department of Housing and Community Development (HCD) in 2015 and this document is found to be consistent with the policies and goals of the Sausalito Final Draft General Plan Update; and

WHEREAS, the City of Sausalito sent the Public Review Draft General Plan to affected entities and agencies in compliance with state law (CEQA Guidelines Section 15082) and contacted California Native American tribes that are on the contact list maintained by the Native American Heritage Commission to invite those tribes to consult on the proposed Public Review Draft General Plan; and

WHEREAS, on January 9, 2021, a public notice and display advertisement of hearing before the Planning Commission was published in the Marin Independent Journal; and

WHEREAS, on January 20, 2021, the Planning Commission of the City of Sausalito, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing, including a January 20, 2021 memorandum from FirstCarbon Solutions regarding the December 11th, 2020 Cox Castle Nicholson DEIR Comment Letter.

NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. An Environmental Impact Report (EIR) was prepared to analyze and disclose any and all potential environmental impacts associated with the proposed project, meeting and satisfying all the requirements of CEQA and the State CEQA Guidelines which is sufficiently detailed so that all of the significant environmental effects of the Project have been adequately evaluated.

Section 2. The findings attached in Exhibit A and Exhibit B are based upon the information and evidence set forth in the Final EIR and upon other substantial evidence that has been presented at the hearings and in the record of the proceedings. The documents, staff reports, technical studies, appendices, plans, specifications, and other materials that constitute the administrative record of the proceedings on which this Resolution is based are on file for public examination during normal business hours at the Planning Division located at City of Sausalito City Hall, 420 Litho Street, Sausalito CA 94965.

Section 3. Agencies and interested members of the public have been afforded ample notice and opportunity to comment on the EIR and the Project.

Section 4. Section 15091 of the State CEQA Guidelines requires that the City, before approving the Project, make written findings for each significant effect identified in the FEIR, that changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effects as identified in the Final EIR. These findings are provided in the attached Exhibit A and incorporated hereto by reference.

Section 5. Section 15093 of the State CEQA Guidelines requires that if the Project will cause significant unavoidable adverse impacts, the City must adopt a Statement of Overriding Considerations prior to approving the project. A Statement of Overriding Considerations would state that any significant adverse project effects would be acceptable if expected project benefits outweighed unavoidable adverse environmental impacts. The General Plan EIR did not identify any significant unavoidable impacts.

Section 6. Environmental impacts identified in the Final EIR as significant but which the City finds can be mitigated to a level of less than significant, through the imposition of feasible mitigation measures identified in the Final EIR and set forth herein, are summarized in Table ES-1, the Executive Summary Matrix of the Revised Draft EIR at pages ES-8 through ES-24 and are further described in the MMRP attached to and a part of the Final EIR, incorporated herein by this reference.

Section 7. Alternatives to the Final Draft General Plan that might eliminate or reduce significant environmental impacts are described in Section 4 of the Revised Draft EIR, incorporated herein by this reference.

Section 8. Public Resources Code Section 21081.6 requires the City to prepare and adopt a mitigation monitoring and reporting program for any project for which mitigation measures have been imposed to assure compliance with the adopted mitigation measures. The Mitigation Monitoring and Reporting Program attached hereto as Exhibit B and incorporated herein by reference.

Section 9. Prior to making its recommendation to the City Council action, the Planning Commission reviewed, considered and has exercised its independent judgment on the Final EIR (with Revised Draft EIR) and all of the information and data in the administrative record, and all oral and written testimony presented to it during meetings and hearings; the Planning Commission finds that the Final EIR (with Revised Draft EIR) is adequate and was prepared in full compliance with CEQA. No comments or any additional information submitted to the City have produced any substantial new information requiring recirculation or additional environmental review of the Project under CEQA.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends to the City Council that they:

1. Certify the Final Environmental Impact Report (with Revised Draft EIR)¹ and adopt the CEQA findings of fact for the Sausalito General Plan Update attached hereto as Exhibit A; and
2. Adopt the Mitigation Monitoring and Reporting Program for the Sausalito General Plan Update attached here to as Exhibit B; and

¹ Available online: <https://m-group.app.box.com/folder/129363459319?s=3375kbc10txs470z8cyun2doze4j8003>

3. Approve and adopt the Sausalito General Plan Update² as analyzed in the Final Environmental Impact Report (with Revised Draft EIR) with the following recommended modifications to the Land Use Element (additions show in underline, deletions shown in ~~strikeout~~):

a) Program LU-1.19.2

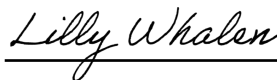
Program LU-1.19.2 Zoning Overlays. As part of the 2023- 2031 Housing Element process, evaluate the feasibility of overlay zones, excluding land-based areas of the Marinship, as a potential residential planning tool in light of Housing Accountability Act, SB 35, and other recent relevant housing legislation.

b) Policy LU-2.15

Policy LU-2.15. Existing Marinship Office Uses. Recognize all office buildings built or established prior to April 5, 1988 (adoption date of Marinship Specific Plan) and the office uses contained within as permitted legal conforming office uses in the Marinship. With the exception of accessory office uses approved per program LU-3.1.3, all other legally established office uses are considered legal nonconforming uses.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Planning Commission on the 20th day of January, 2021, by the following vote:

AYES: Pierce, Luxenberg, Saad, Graef, Chair Feller
NOES: None
ABSENT: None
ABSTAIN: None



Lilly Whalen
Secretary to the Planning Commission

Exhibit A: CEQA Findings of Fact
Exhibit B: Mitigation Monitoring and Reporting Program

² Available online: <https://m-group.box.com/s/9sjm9l8tx6og6b4c0128wrepsn5uzb14>

**PLANNING COMMISSION RESOLUTION NO. 2021-02
JANUARY 20, 2021
RECOMMENDING CITY COUNCIL CERTIFICATION OF THE FINAL
ENVIRONMENTAL IMPACT REPORT AND
ADOPTION OF THE FINAL GENERAL PLAN**

Exhibit A: CEQA Findings of Fact

STATEMENT OF FINDINGS OF FACT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL
QUALITY ACT IN SUPPORT OF APPROVAL OF
SAUSALITO GENERAL PLAN

Section 1 – Introduction

The City of Sausalito (City), as lead agency, has completed a Final Environmental Impact Report (FEIR) for the Sausalito General Plan (Program EIR) (State Clearing House No. 2019100322). The project is a focused effort to refine the objectives, policies, and programs within the existing General Plan to reflect current regulations and help guide and shape the community over the next 20 years. As part of the update process, the objectives, policies, and programs of the Marinship Specific Plan have been incorporated into the Land Use and Growth Management, Waterfront, Community Design, Historic and Cultural Preservation, Circulation and Parking, Health, Safety, and Community Resilience, Sustainability, and Economic Elements.

On June 4, 2020, the Public Draft Environmental Impact Report (DEIR) for the Sausalito General Plan Update was published. On July 1, 2020 and July 7, 2020 the Planning Commission and City Council, respectively, held public meetings to provide comment on the Public Review Draft of the General Plan and EIR. On October 20, 2020, the Final Draft General Plan was published. On October 27, 2020 the recirculated Revised Draft EIR was published. On November 4, 2020 and November 17, 2020 respectively, the Planning Commission and City Council, respectively, held public meetings to provide comment on the Public Review Draft of the General Plan and EIR. On January 8, 2021 the Final Environmental Impact Report (FEIR) for the General Plan was published.

The City has prepared these findings to comply with the requirements of the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 *et seq.* and the CEQA Guidelines (Cal. Code Regs., Tit. 14, Section 15000 *et seq.*). In particular, the findings to satisfy the provisions of Public Resources Code section 21081 and CEQA guidelines section 15091, which require the lead agency (City) to make certain findings when an EIR identified potentially significant impacts.

Section 2 – Findings Required Under CEQA

Public Resources Code Section 21002 provides that "public" agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects provides that the procedures required by CEQA "are intended to assist public agencies in systematically identified in both the significant effects of projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects."

Public Resources Code Section 21002 goes on to provide that "in the event that specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof."

The mandate and principles announced in Public Resources Code Section 21002 are implemented in part, through the requirement that agencies must adopt findings before approving projects for which EIRs are required. For each significant environmental effect identified in an EIR for a project, the approving agency will issue a written finding reaching one or more of three permissible conclusions. The first such finding is that changes or alterations have been required in or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR. The second permissible finding is that such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency. The third potential conclusion is that specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make the mitigation measures or project alternatives identified in the final EIR. (CEQA Guidelines §15091) "Feasible"

means capable of being accomplished in a successful manner within a reasonable period of time taking into account economic, environmental, social, legal, and technological factors. The concept of feasibility also encompasses the question of whether a particular alternative or mitigation measure promotes the underlying goals and objectives of a project.

CEQA requires that the lead agency adopt feasible mitigation measures or, in some instances, feasible alternatives to substantially lessen or avoid significant environmental impacts that would otherwise occur.

Section 3 – Location and Custodian of Documents

The Recording of Proceeding ("Record") upon which the City of Sausalito bases these findings and its actions and determinations regarding the proposed project includes, but is not limited to:

1. The Revised Draft Environmental Impact Report, Sausalito Final Draft General Plan (October 27, 2020)
2. The Final Environmental Impact Report (with Revised Draft EIR) (January 8, 2021)
3. The Mitigation Monitoring and Reporting Program for the Final Draft General Plan (Report Date January 14, 2021)
4. All staff reports, city files and records and other documents prepared for and/or submitted to the City of Sausalito relating to the Final EIR (with Revised Draft EIR) and/or the Final Draft General Plan.

The location and custodian of the Record is the City of Sausalito, Director of Community Development, 420 Litho Street, Sausalito CA 94965

Section 4 – No Impacts

The City of Sausalito finds based on the Final EIR (with Revised Draft EIR) and the record that the following had impacts identified in the EIR and do not require mitigation.

- **Impact AES-2:** Implementation of the General Plan would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a State scenic highway.
- **Impact GEO-7:** Development facilitated by the General Plan, in combination with past, present, and reasonably foreseeable projects, would not result in significant cumulative impacts with respect to geology, soils, seismicity, or paleontological resources **(No Impact related to Soils incapable of supporting septic systems, Less than Significant Impact in relation to geology, soils, and seismicity, Less than Significant Impact with respect to cumulative contribution to geology, soils, and seismicity, Less than Cumulatively Significant Impact in relation to cumulative subsidence and collapse, Less than Significant Impact related to soils supporting septic systems, Less than Cumulatively Significant Impact in relation to paleontological resources.)**
- **Impact HYD-2:** Development facilitated by the General Plan would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.
- **Impact HYD-7:** Development facilitated by the General Plan may be located in flood hazard or tsunami zones and may result in a release of pollutants due to project site inundation. **(No Impact in relation to release of pollutants due to inundation by seiche, No Impact related to a release of pollutants due to inundation by dam or levee, Less than Significant Impact in relation to inundation by Tsunami.)**
- **Impact HYD-8:** Development facilitated by the General Plan would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. **(No Impact with respect to groundwater management plan, Less than Significant Impact with respect to water quality)**
- **Impact LUP-1:** Development facilitated by the General Plan would not physically divide an established community.
- **Impact LUP-2:** Implementation of the General Plan would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

- **Impact POP-1:** Development facilitated by the General Plan would not induce substantial unplanned population growth either directly or indirectly (for example, through extension of roads or other infrastructure) and would not displace a substantial number of people requiring the construction of new housing. This impact is less than significant.
- **Impact POP-2:** Development facilitated by the General Plan would not cumulatively induce substantial unplanned population growth either directly or indirectly and would not cumulatively displace a substantial number of people requiring the construction of new housing. This impact is less than significant.
- **Impact TRANS-1:** Implementation of General Plan would not conflict with a program, plan, ordinance, or policy of the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

Section 5 – Impacts found not to be Significant

The City of Sausalito finds based on the Final EIR (with Revised Draft EIR) and the record that the following impacts identified in the EIR are less-than-significant and do not require mitigation.

- **Impact AES-1:** Development facilitated by the General Plan would not have a substantial adverse effect on a scenic vista.
- **Impact AES-3:** Development facilitated by the General Plan would not substantially degrade the existing visual character or quality of public views in non-urbanized areas.
- **Impact AES-4:** Implementation of the General Plan would not substantially conflict with applicable zoning and other regulations governing scenic quality in urbanized areas.
- **Impact AES-5:** Development facilitated by the General Plan would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.
- **Impact AES-6:** Development facilitated by the General Plan, in combination with past, present, and reasonably foreseeable projects, would not result in significant cumulative impacts with respect to aesthetics.
- **Impact AIR-1:** Implementation of the General Plan would not conflict with or obstruct implementation of the applicable air quality plan. (*Less than Significant Impact in respect to Greenhouse Gas, Less than Significant Impact in relation to the inclusion of Bay Area Clean Air Plan control measures, Less than Significant Impact in relation to the potential hinderance of Bay Area Clean Air Plan control measures, Less than Significant Impact in relation to VMT per capita, Less than Significant Impact with Mitigation with respect to Attainment of Air Quality Standards, Less than Significant Impact with Mitigation with respect to Population Exposure*)
- **Impact AIR-2:** Implementation of the General Plan would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or State ambient air quality standard.
- **Impact AIR-4:** Development facilitated by the General Plan would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.
- **Impact AIR-5:** Development facilitated by the General Plan, in combination with past, present, and reasonably foreseeable projects, would result in significant cumulative impacts with respect to air quality.
- **Impact BIO-4:** Development facilitated by the General Plan would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- **Impact BIO-5:** Development facilitated by the General Plan would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.
- **Impact BIO-6:** Development facilitated by the General Plan, in combination with past, present, and reasonably foreseeable projects, would not result in significant cumulative impacts with respect to biological resources.
- **Impact CUL-1:** Development facilitated by the General Plan would not result in a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5.
- **Impact CUL-2:** Development facilitated by the General Plan would not result in a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.

- **Impact CUL-3:** Implementation of the General Plan has the potential to result in disturbance of human remains, including those interred outside of formal cemeteries.
- **Impact CUL-4:** Implementation of the General Plan has the potential to cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources, or in the local register of historical resources as defined in Public Resources Code Section 5020.1(k).
- **Impact CUL-5:** Implementation of the General Plan has the potential to cause a substantial adverse change in the significance of a tribal cultural resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.
- **Impact CUL-6:** Development facilitated by the General Plan, in combination with past, present, and reasonably foreseeable projects, would not result in significant cumulative impacts with respect to cultural or tribal cultural resources.
- **Impact ENER-1:** Development facilitated by the General Plan would not result in the wasteful, inefficient, or unnecessary consumption of energy during project construction or operation, including transportation energy.
- **Impact ENER-2:** Implementation of the General Plan would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency.
- **Impact ENER-3:** Development facilitated by the General Plan, in combination with past, present, and reasonably foreseeable projects, would not result in significant cumulative impacts with respect to energy resources.
- **Impact GEO-1:** Development facilitated by the General Plan would not directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death from seismic events.
- **Impact GEO-2:** Development facilitated by the General Plan would not result in a significant impact related to development on unstable geologic units or soil, or result in on or offsite landslides, lateral spreading, subsidence, liquefaction, or collapse.
- **Impact GEO-3:** Development facilitated by the General Plan would not result in the construction of structures on expansive soils (soils with shrink-swell potential), creating substantial direct or indirect risks to life or property.
- **Impact GEO-4:** Development facilitated by the General Plan would not result in substantial soil erosion or the loss of topsoil.
- **Impact GEO-5:** Development facilitated by the General Plan would not place septic tanks or alternative wastewater disposal systems in areas where soils are not capable of supporting such uses.
- **Impact GEO-6:** Development facilitated by the General Plan would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.
- **Impact GEO-7:** Development facilitated by the General Plan, in combination with past, present, and reasonably foreseeable projects, would not result in significant cumulative impacts with respect to geology, soils, seismicity, or paleontological resources (***Less than Significant Impact in relation to geology, soils, and seismicity, Less than Significant Impact with respect to cumulative contribution to geology, soils, and seismicity, Less than Cumulatively Significant Impact in relation to cumulative subsidence and collapse, Less than Significant Impact related to soils supporting septic systems, Less than Cumulatively Significant Impact in relation to paleontological resources, No Impact related to Soils incapable of supporting septic systems,***)
- **Impact GHG-1:** Development facilitated by the General Plan would not directly or indirectly generate GHG emissions that may have a significant impact on the environment.
- **Impact GHG-2:** Development facilitated by the General Plan would not conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing GHG emissions.
- **Impact GHG-3:** Development facilitated by the General Plan, in combination with past, present, and reasonably foreseeable projects, would not result in significant cumulative impacts with respect to GHG emissions.

- **Impact HAZ-1:** Development facilitated by the General Plan would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- **Impact HAZ-2:** Development facilitated by the General Plan would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- **Impact HAZ-3:** Development facilitated by the General Plan may result in hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school.
- **Impact HAZ-4:** Implementation of the General Plan could result in development on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.58 and, as a result, create a significant hazard to the public or environment.
- **Impact HAZ-5:** Development facilitated by the General Plan would not impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- **Impact HAZ-6:** Development facilitated by the General Plan, in combination with past, present, and reasonably foreseeable projects, would not result in significant cumulative impacts with respect to hazards and hazardous materials.
- **Impact HYD-1:** Development facilitated by the General Plan would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.
- **Impact HYD-3:** Development facilitated by the General Plan would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.
- **Impact HYD-4:** Development facilitated by the General Plan would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.
- **Impact HYD-5:** Development facilitated by the General Plan would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.
- **Impact HYD-6:** Development facilitated by the General Plan would not impede or redirect flood flows.
- **Impact HYD-7:** Development facilitated by the General Plan may be located in flood hazard or tsunami zones and may result in a release of pollutants due to project site inundation. ***(Less than Significant Impact in relation to inundation by Tsunami, No Impact in relation to release of pollutants due to inundation by seiche, No Impact related to a release of pollutants due to inundation by dam or levee,)***
- **Impact HYD-8:** Development facilitated by the General Plan would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. ***(Less than Significant Impact with respect to water quality, No Impact with respect to groundwater management plan)***
- **Impact HYD-9:** Development facilitated by the General Plan, in combination with past, present, and reasonably foreseeable projects, would not result in significant cumulative impacts with respect to hydrology and water quality.
- **Impact LUP-3:** Development facilitated by the General Plan, in combination with past, present, and reasonably foreseeable projects, would not result in significant cumulative impacts with respect to land use.
- **Impact NOI-1:** Implementation of the General Plan would not generate a substantial temporary or permanent increase in ambient noise levels in excess of standards established by the local general plan, noise ordinance, or applicable standards of other agencies.
- **Impact NOI-3:** Implementation of the General Plan would not result in cumulatively substantial increases in ambient noise levels and vibration in excess of standards established by the local general plan, noise ordinance, or applicable standards of other agencies.
- **Impact PSR-1:** Development facilitated by the General Plan would not result in the provision of or need for new or physically altered fire protection facilities, police protection facilities, school

facilities, and library facilities, the construction or operation of which could cause significant environmental impacts.

- **Impact PSR-2:** Implementation of the General Plan would not increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur, or be accelerated.
- **Impact PSR-3:** Implementation of the General Plan would include or require the construction or expansion of parks and other recreational facilities, which might have an adverse physical effect on the environment.
- **Impact PSR-4:** Development facilitated by the General Plan, in combination with past, present, and reasonably foreseeable projects, would not result in significant cumulative impacts with respect to fire protection facilities, police protection facilities, school facilities, library facilities, parks, and recreational facilities.
- **Impact TRANS-2:** Development facilitated by the General Plan would not conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b). (***Less than Significant Impact in relation to construction VMT, Less than Significant Impact with Mitigation in relation to project VMT***)
- **Impact TRANS-3:** Development facilitated by the General Plan would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).
- **Impact TRANS-4:** Implementation of the General Plan would not result in inadequate emergency access.
- **Impact TRANS-5:** Development facilitated by the General Plan, in combination with past, present, and reasonably foreseeable projects, would not result in significant cumulative impacts with respect to transportation.
- **Impact UTIL-1:** The General Plan would not require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.
- **Impact UTIL-2:** Sufficient water supplies available to serve development facilitated by the General Plan and reasonably foreseeable future development during normal, dry and multiple dry years.
- **Impact UTIL-3:** The wastewater treatment would have adequate capacity to serve the General Plan's projected demand in addition to the provider's existing commitments.
- **Impact UTIL-4:** Development facilitated by the General Plan would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.
- **Impact UTIL-5:** Implementation of the General Plan would comply with federal, State and local statutes and regulations related to solid waste.
- **Impact UTIL-6:** Development facilitated by the General Plan in combination with past, present, and reasonably foreseeable projects, would not result in significant cumulative impacts with respect to water supply, wastewater, solid waste, and storm drain facilities.
- **Impact WILD-1:** Implementation of the General Plan would not result in the exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.
- **Impact WILD-2:** Development facilitated by the General Plan in or near State responsibility areas or lands classified as very high fire hazard severity zones would not substantially impair an adopted emergency response plan or emergency evacuation plan.
- **Impact WILD-3:** Development facilitated by the General Plan in areas located in or near State responsibility areas or lands classified as very high fire hazard severity zones would not substantially expose future occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire, due to slope, prevailing winds, and other factors.
- **Impact WILD-4:** Implementation of the General Plan in areas located in or near State responsibility areas or lands classified as very high fire hazard severity zones may require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities); however, the installation and maintenance of such

infrastructure would not substantially exacerbate fire risk or result in significant temporary or ongoing impacts to the environment.

- **Impact WILD-5:** Development facilitated by the General Plan in areas located in or near State responsibility areas or lands classified as very high fire hazard severity zones would not substantially expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.
- **Impact WILD-6:** Development facilitated by the General Plan, in combination with past, present, and reasonably foreseeable projects, would not result in significant cumulative impacts with respect to wildfire.

Section 6 – Findings and Recommendations Regarding Potentially Significant Impacts that can be avoided or Mitigated to a Less-Than-Significant Level through Mitigation Measures

The City of Sausalito finds that the Final EIR (with Revised Draft EIR) identified seven (7) significant impacts that, with mitigation, can be reduced to less-than-significant levels. Mitigation measures have been incorporated into or imposed on the project in order to avoid each significant environmental impact identified. IOW City of Sausalito hereby finds that each and every mitigation measure identified in this section is feasible and has been imposed on or incorporated into the proposed project and the City of Sausalito finds that the significant impacts described in this section have been reduced to a less-than-significant level by incorporation of these mitigation measures the City of Sausalito adopts the findings contained herein.

AIR QUALITY

Impact AIR-1: Implementation of the General Plan would not conflict with or obstruct implementation of the applicable air quality plan. *(Less than Significant Impact with Mitigation with respect to Attainment of Air Quality Standards, Less than Significant Impact with Mitigation with respect to Population Exposure, Less than Significant Impact in respect to Greenhouse Gas, Less than Significant Impact in relation to the inclusion of Bay Area Clean Air Plan control measures, Less than Significant Impact in relation to the potential hinderance of Bay Area Clean Air Plan control measures, Less than Significant Impact in relation to VMT per capita)*

Mitigation Measure

MM AQ-3: Health Risk Assessments: Projects that may result in additional toxic air contaminants that are located within 1,000 feet of a sensitive receptors(s) or would place sensitive receptors within 1,000 feet of uses generating toxic air contaminants, such as roadways with volumes of 10,000 average annual daily trips or greater, shall implement Bay Area Air Quality Management District Guidelines and State Office of Environmental Health Hazard Assessment policies and procedures requiring health risk assessments (HRAs) for residential development and other sensitive receptors. Screening area distances may be increased on a case-by case basis if an unusually large source or sources of hazardous emissions are proposed or currently exist. Based on the results of the HRA, identify and implement measures (such as air filtration systems) to reduce potential exposure to particulate matter, carbon monoxide, diesel fumes, and other potential health hazards. Measures identified in HRAs shall be included into the site development plan as a component of a proposed project.

MM TRANS-2: When the city receives an application for a project subject to CEQA, it shall apply the "Screening Thresholds for Land Use Projects" set forth in OPR's Technical Advisory on Evaluating Transportation Impacts in CEQA. If the project would exceed the screening thresholds, or other evidence demonstrates a potentially significant VMT impact, the city shall require the applicant to prepare a quantitative, project-level VMT analysis. If the analysis shows that the project would exceed the applicable numeric threshold of significance, the city shall require the applicant to prepare and submit a VMT Reduction Plan for city review and approval. The VMT Reduction Plan shall incorporate mandatory measures sufficient to reduce project VMT below the applicable numeric threshold of significance. The VMT Reduction Plan may include, without limitation, a transportation demand management (TDM) program; pedestrian,

bicycle, or transit network improvements; car sharing or ride sharing programs; transit subsidies; telecommuting or alternative work schedules; and/or any other measures sufficient to reduce VMT below the applicable threshold.

Facts and Evidence

In Section 3.2 (Air Quality), the Revised Draft EIR found that there is a potential impact regarding attainment of air quality standards and population exposure that may result from buildout of the General Plan. The proposed mitigation measures were provided to ensure impacts would be less than significant.

Rationale

Implementation of Mitigation Measure AQ-3, would require a health risk assessment, as deemed applicable by the Bay Area Air Quality Management District Guidelines and State Office of Environmental Health Hazard Assessment policies and procedures. The Health Risk Assessment would limit significant impact on sensitive receptors.

Pursuant to Mitigation Measure TRANS-2, VMT screening thresholds would be applied to projects subject to CEQA. If the screening thresholds are exceeded, a VMT Analysis would be required and a VMT reduction plan may be required if necessary. This reduction plan would reduce VMT impacts to a level considered less than significant.

Finding

Based upon the Final EIR (with the Revised Draft EIR) and the entire record, the City of Sausalito hereby finds that air quality impacts related to implementation of an applicable air quality plan and population exposure will be mitigated to a less-than-significant level by the imposition of Mitigation Measure AQ-3 and Mitigation Measure TRANS-2.

Impact AIR-3: Development facilitated by the General Plan would not expose sensitive receptors to substantial pollutant concentrations.

Mitigation Measure

MM AQ-3: Health Risk Assessments: Projects that may result in additional toxic air contaminants that are located within 1,000 feet of a sensitive receptors(s) or would place sensitive receptors within 1,000 feet of uses generating toxic air contaminants, such as roadways with volumes of 10,000 average annual daily trips or greater, shall implement Bay Area Air Quality Management District Guidelines and State Office of Environmental Health Hazard Assessment policies and procedures requiring health risk assessments (HRAs) for residential development and other sensitive receptors. Screening area distances may be increased on a case-by case basis if an unusually large source or sources of hazardous emissions are proposed or currently exist. Based on the results of the HRA, identify and implement measures (such as air filtration systems) to reduce potential exposure to particulate matter, carbon monoxide, diesel fumes, and other potential health hazards. Measures identified in HRAs shall be included into the site development plan as a component of a proposed project.

Facts and Evidence

In Section 3.2 (Air Quality), the Revised Draft EIR found that effects on sensitive receptors would be less than significant if policies and programs in the General Plan as well applicable BAAQMD rules and regulations, would minimize the potential exposure of sensitive receptors to substantial concentrations of TACs and PM2.5. The proposed mitigation measure was provided to ensure impacts would be less than significant.

Rationale

Implementation of Mitigation Measure AQ-3, would require projects that may result in additional toxic air contaminants that are located within 1,000 feet of a sensitive receptors(s) or would place sensitive receptors within 1,000 feet of uses generating toxic air contaminants

would require a health risk assessment, as deemed applicable by the Bay Area Air Quality Management District Guidelines and State Office of Environmental Health Hazard Assessment policies and procedures.

Finding

Based upon the Final EIR (with the Revised Draft EIR) and the entire record, the City of Sausalito hereby finds that air quality impacts for sensitive receptors will be mitigated to a less-than-significant level by the imposition of Mitigation Measure AQ-3.

BIOLOGY

Impact BIO-1: With mitigation, development facilitated by the General Plan would not have a substantial adverse effect, either directly or through habitat modifications, on candidate, sensitive, or special-status species.

Mitigation Measures (As modified in the Final EIR)

MM BIO-1a Special Studies. Applicants of discretionary projects that could result in a potential impact to special status species, or their habitat, shall be required to prepare a special study. The special study shall be conducted by a qualified biologist and shall minimally include a data review and habitat assessment, prior to project approval, to identify whether any special-status plant or animal species' habitat or sensitive natural communities occur on-site. The data reviewed shall include the biological resources setting of the Revised Draft EIR and the best available current data for the area, including an updated review of the California Natural Diversity Database (CNDDDB) and relevant citizen scientist data such as a Naturalist. Habitat assessments shall be completed at an appropriate time of year for identifying potential habitat and no more than one year prior to project activity commencement. The purpose of the special study is to identify appropriate measures to avoid or minimize harm to sensitive biological resources and to incorporate the recommended measures as conditions of approval for the project. Based on the results of the special study, the qualified biologist shall identify the locations of any potential biological resources on-site and shall provide site-specific measures to completely avoid those areas. If habitat avoidance is infeasible, the qualified biologist shall identify protocol-level surveys that shall occur prior to project commencement and shall provide additional protective measures including no-work buffer zones, preparing post-project restoration plans, off-site mitigation, or other similar measures as determined on a project-specific basis. If compensatory mitigation appears necessary, a subsequent environmental review and CEQA document may be required. Detailed studies are not necessary in locations where past and existing development have eliminated natural or anthropogenic habitat and the potential for the presence of sensitive biological resources.

MM BIO-1b Nesting Bird Protection. All discretionary projects shall retain the services of a qualified biologist(s) to conduct a pre-construction nesting bird survey during the nesting season (February 1 through August 31) no more than 7 days prior to any and all development that may remove trees or vegetation that may provide suitable nesting habitat for migratory birds or other bird species protected under the Fish and Game Code. If nests are found, the qualified biologist(s) shall identify and the project sponsor shall implement appropriate avoidance measures, such as fenced buffer areas or staged tree removal periods.

Facts and Evidence

In Section 3.3 (Biological Resources), the Revised Draft EIR found that discretionary projects could potentially impact special status species as there are five special-status plant species and 13 special status animal species have been recorded to occur within the Sausalito Planning Area.

The Revised Draft EIR also found that discretionary projects could further potentially impact special status species as there are five special status bird species have been recorded to occur within the Sausalito Planning Area.

The proposed mitigation measures were provided to ensure impacts would be less than significant.

Rationale

Pursuant to Mitigation Measure BIO-1a, any discretionary project that could affect special species would need to prepare a special study to address biological impacts. This requirement would address project specific special species impacts related to the discretionary project.

Pursuant to Mitigation Measure BIO-1b, any discretionary project that could affect special bird species would need to prepare a pre-construction survey during nesting season prior to removing any trees. This requirement would address project specific nesting bird impacts related to the discretionary project.

Finding

Based upon the Final EIR (with the Revised Draft EIR) and the entire record, the City of Sausalito hereby finds that this biological impact related to special species will be mitigated to a less-than-significant level by the imposition of Mitigation Measure BIO-1a.

Based upon the Final EIR (with the Revised Draft EIR) and the entire record, the City of Sausalito hereby finds that this biological impact related to nesting bird protection will be mitigated to a less-than-significant level by the imposition of Mitigation Measure BIO-1b.

Impact BIO-2: With mitigation, development facilitated by the General Plan would not have a substantial adverse effect on riparian habitats, other sensitive natural communities, federally protected wetlands, or waters of the United States and/or State, through direct removal, filling, or hydrological interruption.

Mitigation Measures

MM BIO-2a Botanical Reports. Prior to issuance of a demolition, grading, or building permit require detailed botanical reports for new development projects that are located within threatened plant habitat areas or within Sensitive Natural Communities, including coast live oak (*Quercus agrifolia*-*Arbutus menziesii*- *Umbellularia californica*), and eelgrass (*Zostera Marina*). If sensitive resources are identified on a proposed project site, recommendations to protect the sensitive resources shall conform with applicable State and Federal regulations regarding their protection and may include avoidance of the resource, providing setbacks, clustering development onto less sensitive areas, preparing restoration plans, off-site mitigation, and/or other similar measures as determined on a project-specific basis.

MM BIO-2b Eelgrass (*Zostera marina*) beds and red algae (*Gracilaria sp.*). Prior to issuance of a demolition, grading, or building permit require detailed biological reports for new development projects that are located within or adjacent to Richardson's Bay's aquatic ecosystem. If sensitive aquatic resources (e.g., eelgrass and red algae) are identified on or adjacent to a proposed project site, recommendations to protect the sensitive aquatic resources shall conform with applicable State and Federal regulations regarding their protection, including NOAA's California Eelgrass Mitigation Policy and Implementation Guideline. The biological report may include avoidance of the resource, providing setbacks, clustering development onto less sensitive areas, preparing restoration plans, off-site mitigation, and/or other similar measures as determined on a project-specific basis.

Facts and Evidence

In Section 3.3 (Biological Resources), the Revised Draft EIR found that two sensitive natural communities are located within or adjacent to the Sausalito Planning Area. It was also noted that streams, rivers, and estuaries are of high concern because they provide unique aquatic habitat for many endemic species, including special-status plants, birds, invertebrates, amphibians and fish species. The proposed mitigation measures were provided to ensure

impacts would be less than significant.

Rationale

Pursuant to Mitigation Measure BIO-2a, any development projects that are located within threatened plant habitat areas or within Sensitive Natural Communities requiring a demolition, grading, or building permit would need to provide a detailed botanical report.

Pursuant to Mitigation Measure BIO-2b, new development projects that are located within or adjacent to Richardson's Bay's aquatic ecosystem requiring a demolition, grading, or building permit would need to provide a detailed biological report.

These mitigation measures were outlined to reduce potential impacts to a level considered less than significant.

Finding

Based upon the Final EIR (with the Revised Draft EIR) and the entire record, the City of Sausalito hereby finds that this biological impact related to plant communities will be mitigated to a less-than-significant level by the imposition of Mitigation Measure BIO-2a.

Based upon the Final EIR (with the Revised Draft EIR) and the entire record, the City of Sausalito hereby finds that this biological impact related to Eelgrass (*Zostera marina*) beds and red algae will be mitigated to a less-than-significant level by the imposition of Mitigation Measure BIO-2b.

Impact BIO-3: With mitigation, development facilitated by the General Plan would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

Mitigation Measure

MM BIO-3: Wildlife Movement. All discretionary projects on parcels with indicators of wildlife movement corridors shall retain the services of a qualified biologist(s) to conduct a biological assessment prior to any and all development that may impact wildlife movement. If movement corridors are potentially impacted by the proposed project, the qualified biologist(s) shall identify appropriate mitigation measures to avoid or minimize the impact. Such measures shall be a condition of approval and implemented by the project sponsor.

Facts and Evidence

In Section 3.3 (Biological Resources), the Revised Draft EIR found that undeveloped areas west of Highway 101 currently allow for wildlife movement within the city limits. In addition, the urban forest canopy can support movement of a variety of migratory bird species, while city open space areas, creeks, and un-named drainages could serve as aquatic and terrestrial wildlife migration corridors within the Sausalito Planning Area. The mitigation measure was outlined to reduce potential impacts to a level considered less than significant.

Rationale

Pursuant to Mitigation measure BIO-3, any discretionary project on a parcel with indicators of wildlife movement corridors shall retain the services of a qualified biologist(s) to conduct a biological assessment. This biological assessment would identify site specific mitigation measures to address this concern.

Finding

Based upon the Final EIR (with the Revised Draft EIR) and the entire record, the City of Sausalito hereby finds that air quality impacts for sensitive receptors will be mitigated to a less-than-significant level by the imposition of Mitigation Measure BIO-3.

NOISE

Impact NOI-2: With mitigation, development facilitated by the General Plan would not generate excessive groundborne vibration or groundborne noise levels.

Mitigation Measure

MM NOI-2: Construction Vibration: Prior to issuance of grading permits for any project that is located within 150 feet of a historic structure that is depicted in Figure 4-1 of the General Plan and, if construction activities will require either: (1) pile driving within 150 feet; or (2) utilization of mobile construction equipment within 50 feet of the historic structure, the property owner/developer shall retain an acoustical engineer to prepare a vibration plan for city review and approval. The vibration plan shall determine the vibration levels created by construction activities at the historic structure. If necessary, the vibration plan shall require the developer to implement specific measures to reduce the vibration levels to within Caltrans threshold of 0.12 inches per second PPV for historic buildings. These measures could include, without limitation, utilization of equipment that create lower vibration levels, setbacks of stationary equipment from sensitive receptors, and setbacks of equipment staging areas from sensitive receptors, and/or shoring and foundation protections. the historic structure, and if necessary, develop mitigation to reduce the vibration levels to within Caltrans threshold of 0.12 inches per second PPV for historic buildings.

Facts and Evidence

In Section 3.11 (Noise), the Revised Draft EIR found that vibration impacts caused by construction could occur. These vibration impacts could affect historic structures. The proposed mitigation measure was provided to ensure impacts would be less than significant.

Rationale

Pursuant to Mitigation Measure NOI-2, any grading permits for any project that is located within 150 feet of a historic structure that includes either: (1) pile driving within 150 feet; or (2) utilization of mobile construction equipment within 50 feet of the historic structure a vibration plan would be required for city review and approval. This vibration plan would require the applicant to reduce vibration impacts to a level considered less than significant.

Finding

Based upon the Final EIR (with the Revised Draft EIR) and the entire record, the City of Sausalito hereby finds that air quality impacts for sensitive receptors will be mitigated to a less-than-significant level by the imposition of Mitigation Measure NOI-2.

TRANSPORTATION

Impact TRANS-2: Development facilitated by the General Plan would not conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b). (***Less than Significant Impact with Mitigation in relation to project VMT, Less than Significant Impact in relation to construction VMT.***)

Mitigation Measure

MM TRANS-2: When the city receives an application for a project subject to CEQA, it shall apply the "Screening Thresholds for Land Use Projects" set forth in OPR's Technical Advisory on Evaluating Transportation Impacts in CEQA. If the project would exceed the screening thresholds, or other evidence demonstrates a potentially significant VMT impact, the city shall require the applicant to prepare a quantitative, project-level VMT analysis. If the analysis shows that the project would exceed the applicable numeric threshold of significance, the city shall

require the applicant to prepare and submit a VMT Reduction Plan for city review and approval. The VMT Reduction Plan shall incorporate mandatory measures sufficient to reduce project VMT below the applicable numeric threshold of significance. The VMT Reduction Plan may include, without limitation, a transportation demand management (TDM) program; pedestrian, bicycle, or transit network improvements; car sharing or ride sharing programs; transit subsidies; telecommuting or alternative work schedules; and/or any other measures sufficient to reduce VMT below the applicable threshold.

Facts and Evidence

In Section 3.14 (Transportation), the Revised Draft EIR found that the buildout of the General Plan will result in the reduction of VMT; however, this EIR considers operational VMT as potentially significant. To ensure, operational VMT is below the significance threshold, Mitigation Measure TRANS-2 is proposed.

Rationale

Pursuant to Mitigation Measure TRANS-2, VMT screening thresholds would be applied to projects subject to CEQA. If the screening thresholds are exceeded, a VMT Analysis would be required and a VMT reduction plan may be required if necessary. This reduction plan would reduce VMT impacts to a level considered less than significant.

Finding

Based upon the Final EIR (with the Revised Draft EIR) and the entire record, the City of Sausalito hereby finds that air quality impacts for sensitive receptors will be mitigated to a less-than-significant level by the imposition of Mitigation Measure TRANS-2.

Section 7 – Significant Unavoidable Impacts

The City of Sausalito finds that the Final EIR provided mitigation measures all impacts that were identified as potentially significant. Those no mitigation measures reduce the potential impacts to the environment to a less-than-significant level. Accordingly, there are no unavoidable significant unavoidable impacts.

Section 8 – Alternatives

The City of Sausalito finds that where a significant impact can be substantially lessened (i.e.. mitigated to an "acceptable level") solely by the adoption of mitigation measures, the City of Sausalito, in drafting its findings has no obligation to consider the feasibility of alternatives with respect to that impact even if the alternative would mitigate that impact to a greater degree than the proposed project. Accordingly, these findings do not include a discussion of project alternatives.

Section 9 – Statement of Overriding Considerations

As noted in Section 15093 of the CEQA Guidelines, a Statement of Overriding Considerations is required if significant unavoidable impacts occur. The City of Sausalito finds that all significant adverse impacts have been mitigated to a level considered less than significant level, and thus no Statement of Overriding Considerations has been prepared.

**PLANNING COMMISSION RESOLUTION NO. 2021-02
JANUARY 20, 2021
RECOMMENDING CITY COUNCIL CERTIFICATION OF THE FINAL
ENVIRONMENTAL IMPACT REPORT AND
ADOPTION OF THE FINAL GENERAL PLAN**

Exhibit B: Mitigation Monitoring and Reporting Program

**Mitigation Monitoring and Reporting Program
for the
City of Sausalito General Plan Update
Environmental Impact Report
City of Sausalito, Marin County, California**

State Clearinghouse No. 2019100322

Prepared for:

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Report Date: January 14, 2021

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MITIGATION MEASURES	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE FOR VERIFICATION	VERIFICATION OF COMPLETION	
				DATE	INITIAL
SECTION 3.2-AIR QUALITY					
Impact AIR-1: Implement MM AQ-3 and MM TRANS-2.					
<p>MM AQ-3: Health Risk Assessments. Projects that may result in additional toxic air contaminants that are located within 1,000 feet of a sensitive receptors(s) or would place sensitive receptors within 1,000 feet of uses generating toxic air contaminants, such as roadways with volumes of 10,000 average annual daily trips or greater, shall implement BAAQMD Guidelines and State Office of Environmental Health Hazard Assessment policies and procedures requiring Health Risk Assessments (HRAs) for residential development and other sensitive receptors. Screening area distances may be increased on a case-by-case basis if an unusually large source or sources of hazardous emissions are proposed or currently exist. Based on the results of the HRA, identify and implement measures (such as air filtration systems) to reduce potential exposure to particulate matter, carbon monoxide, diesel fumes, and other potential health hazards. Measures identified in HRAs shall be included into the site development plan as a component of a proposed project.</p>	<p>Qualified air quality specialist conducts HRA and recommends mitigation measures</p> <p>Applicant incorporates mitigation measures into the site development plan</p> <p>On-site inspection</p>	<p>Prior to construction</p> <p>During construction</p>	<p>City of Sausalito Community Development Department; Project Applicant; Construction Contractor</p>		
SECTION 3.3-BIOLOGICAL RESOURCES					
<p>MM BIO-1a: Special Studies. Applicants of discretionary projects that could result in a potential impact to special status species, or their habitat, shall</p>	<p>Qualified Biologist's pre-construction study and submittal</p>	<p>Prior to ground disturbance and construction;</p>	<p>City of Sausalito Community Development</p>		

MITIGATION MEASURES	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE FOR VERIFICATION	VERIFICATION OF COMPLETION	
				DATE	INITIAL
<p>be required to prepare a special study. The special study shall be conducted by a qualified biologist and shall minimally include a data review and habitat assessment, prior to project approval, to identify whether any special-status plant or animal species' habitat or sensitive natural communities occur on-site. The data reviewed shall include the biological resources setting of the Revised Draft EIR and the best available current data for the area, including an updated review of the California Natural Diversity Database (CNDDDB) and relevant citizen scientist data such as a Naturalist. Habitat assessments shall be completed at an appropriate time of year for identifying potential habitat and no more than one year prior to project activity commencement. The purpose of the special study is to identify appropriate measures to avoid or minimize harm to sensitive biological resources and to incorporate the recommended measures as conditions of approval for the project. Based on the results of the special study, the qualified biologist shall identify the locations of any potential biological resources on-site and shall provide site-specific measures to completely avoid those areas. If habitat avoidance is infeasible, the qualified biologist shall identify protocol-level surveys that shall occur prior to project commencement and shall provide additional protective measures including no-work buffer zones, preparing post-project restoration plans, off-site mitigation, or other similar measures as determined on a project-specific basis. If</p>	<p>of study; on-site monitoring by the qualified Biologist if study finds potential impact to special status species or their habitat</p>	<p>throughout construction or relevant time period depending on the species</p>	<p>Department; Qualified Biologist</p>		

MITIGATION MEASURES	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE FOR VERIFICATION	VERIFICATION OF COMPLETION	
				DATE	INITIAL
compensatory mitigation appears necessary, a subsequent environmental review and CEQA document may be required. Detailed studies are not necessary in locations where past and existing development have eliminated natural or anthropogenic habitat and the potential for the presence of sensitive biological resources.					
MM BIO-1b: Nesting Bird Protection. All discretionary projects shall retain the services of a qualified biologist(s) to conduct a pre-construction nesting bird survey during the nesting season (February 1 through August 31) no more than 7 days prior to any and all development that may remove trees or vegetation that may provide suitable nesting habitat for migratory birds or other bird species protected under the Fish and Game Code. If nests are found, the qualified biologist(s) shall identify and the project sponsor shall implement appropriate avoidance measures, such as fenced buffer areas or staged tree removal periods.	Qualified Biologist's pre-construction survey and submittal of survey; on-site monitoring by the qualified Biologist if survey finds nests	Prior to ground disturbance during nesting season (February 1 through August 31)	City of Sausalito Community Development Department; Project Sponsor; Qualified Biologist		
MM BIO-2a: Botanical Reports. Prior to issuance of a demolition, grading, or building permit require detailed botanical reports for new development projects that are located within threatened plant habitat areas or within Sensitive Natural Communities, including coast live oak (<i>Quercus agrifolia-Arbutus menziesii-Umbellularia californica</i>), and eelgrass (<i>Zostera Marina</i>). If sensitive resources are identified on a proposed project site, recommendations to	Qualified Biologist's preparation and submittal of botanical reports; on-site monitoring by the qualified Biologist if threatened plant habitat areas or Sensitive Natural	Prior to issuance of a demolition, grading, or building permit	City of Sausalito Community Development Department; Qualified Biologist		

MITIGATION MEASURES	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE FOR VERIFICATION	VERIFICATION OF COMPLETION	
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protect the sensitive resources shall conform with applicable State and Federal regulations regarding their protection and may include avoidance of the resource, providing setbacks, clustering development onto less sensitive areas, preparing restoration plans, off-site mitigation, and/or other similar measures as determined on a project-specific basis.	Communities identified on project site				
MM BIO-2b: Eelgrass (<i>Zostera marina</i>) beds and red algae (<i>Gracilaria</i> sp.). Prior to issuance of a demolition, grading, or building permit require detailed biological reports for new development projects that are located within or adjacent to Richardson’s Bay’s aquatic ecosystem. If sensitive aquatic resources (e.g., eelgrass and red algae) are identified on or adjacent to a proposed project site, recommendations to protect the sensitive aquatic resources shall conform with applicable State and Federal regulations regarding their protection, including NOAA’s California Eelgrass Mitigation Policy and Implementation Guideline. The biological report may include avoidance of the resource, providing setbacks, clustering development onto less sensitive areas, preparing restoration plans, off-site mitigation, and/or other similar measures as determined on a project-specific basis.	Qualified Biologist’s preparation and submittal of biological report; on-site monitoring by the qualified Biologist if sensitive aquatic resources identified on or adjacent to project site	Prior to issuance of a demolition, grading, or building permit	City of Sausalito Community Development Department; Qualified Biologist		
MM BIO-3: Wildlife Movement. All discretionary projects on parcels with indicators of wildlife movement corridors shall retain the services of a qualified biologist(s) to conduct a biological	Qualified Biologist’s preparation and submittal of biological assessment; on-site	Prior to construction	City of Sausalito Community Development Department;		

MITIGATION MEASURES	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE FOR VERIFICATION	VERIFICATION OF COMPLETION	
				DATE	INITIAL
assessment prior to any and all development that may impact wildlife movement. If movement corridors are potentially impacted by the proposed project, the qualified biologist(s) shall identify appropriate mitigation measures to avoid or minimize the impact. Such measures shall be a condition of approval and implemented by the project sponsor.	monitoring by the qualified Biologist if wildlife movement corridors identified on project site		Qualified Biologist		
SECTION 3.11-NOISE					
MM NOI-2: Construction Vibration. Prior to issuance of grading permits for any project that is located within 150 feet of a historic structure that is depicted in Figure 4-1 of the General Plan and, if construction activities will require either: (1) pile driving within 150 feet; or (2) utilization of mobile construction equipment within 50 feet of the historic structure, the property owner/developer shall retain an acoustical engineer to prepare a vibration plan for city review and approval. The vibration plan shall determine the vibration levels created by construction activities at the historic structure. If necessary, the vibration plan shall require the developer to implement specific measures to reduce the vibration levels to within Caltrans threshold of 0.12 inches per second PPV for historic buildings. These measures could include, without limitation, utilization of equipment that create lower vibration levels, setbacks of stationary equipment from sensitive receptors, and setbacks of equipment staging areas from sensitive receptors, and/or shoring and foundation protections.	Professional acoustical engineer prepares and submits a vibration plan for city review and approval; developer incorporates vibration plan into project construction documents On-site inspection	Prior to issuance of grading permits During construction	City of Sausalito Community Development Department; Professional Acoustical Engineer; Project Applicant; Construction Contractor		

MITIGATION MEASURES	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE FOR VERIFICATION	VERIFICATION OF COMPLETION	
				DATE	INITIAL
SECTION 3.14-TRANSPORTATION					
<p>MM TRANS-2: When the city receives an application for a project subject to CEQA, it shall apply the “Screening Thresholds for Land Use Projects” set forth in OPR’s Technical Advisory on Evaluating Transportation Impacts in CEQA. If the project would exceed the screening thresholds, or other evidence demonstrates a potentially significant VMT impact, the city shall require the applicant to prepare a quantitative, project-level VMT analysis. If the analysis shows that the project would exceed the applicable numeric threshold of significance, the city shall require the applicant to prepare and submit a VMT Reduction Plan for city review and approval. The VMT Reduction Plan shall incorporate mandatory measures sufficient to reduce project VMT below the applicable numeric threshold of significance. The VMT Reduction Plan may include, without limitation, a TDM program; pedestrian, bicycle, or transit network improvements; car sharing or ride sharing programs; transit subsidies; telecommuting or alternative work schedules; and/or any other measures sufficient to reduce VMT below the applicable threshold.</p>	<p>City initiates process upon receipt of application for project subject to CEQA; Qualified transportation engineer prepares and submits a VMT report; Qualified transportation engineer prepares VMT Reduction Plan; Project applicant incorporates measures from VMT Reduction Plan into project design</p>	<p>When city receives application for project subject to CEQA; Prior to project approval</p>	<p>City of Sausalito Community Development Department; Qualified Transportation Engineer; Project Applicant</p>		