177 CAZNEAU AVENUE
Single Family Residence and Accessory Dwelling Unit

Assessor's Parcel Nos.: 064-204-35

Initial Study/Mitigated Negative Declaration

Lead Agency:

City of Sausalito
Planning Department
420 Litho Street
Sausalito, CA 94965

Contact:
Lorraine Weiss, Principal
Lorraine Weiss Design & Development Review

July 2021

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CITY OF SAUSALITO

Community Development Department
420 Litho Street • Sausalito, California 94965
Telephone: (415) 289-4128
Fax: (415) 339-2256
www.sausalito.gov

DATE: July 16, 2021

TO: Public Agencies, Organizations and Interested Parties

FROM: Lorraine Weiss, Principal, Lorraine Weiss Design & Development Review

SUBJECT: **NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Department of Community Development of the City of Sausalito has prepared an Initial Study on the following project:

Project Name & Project Number:

Husein Residence - 177 Cazneau Avenue

DR-CUP-EA-ADU-TREE 17-49

Location:

177 Cazneau Avenue, Sausalito, Marin County, California, APN: 064-204-35

Property Description:
The proposed project is located at the uphill (west) side of Cazneau Avenue between Platt Avenue and Filbert Street in a single-family residential area, Monte Mar Vista/Toyon neighborhood in Sausalito.

The subject property is 6,000 square feet in size, and steeply sloped (average slope of 55%) (2-horizontal to 1-vertical or 2:1). The site has non-native invasive shrubs, forbs, and grasses, and twenty-four (24) mature trees consisting of a mix of native evergreen trees, California Bay, Coast Live Oak, and Toyon in addition to Cherry plum, Green wattle acacia, Sheoak, and Black locust trees.

The site is overlain by colluvial soils and landscape deposits. Subsurface exploration included six borings ranging in depth from 4.5 feet to 8.5 feet deep. Firm Franciscan bedrock was encountered at depths of about three to seven feet in the six borings which were completed as part of the previous field investigation. The near-surface soils encountered in the borings generally consist of about three to seven feet of soft to medium stiff sandy clay. Regional liquefaction hazard mapping indicates the site is mapped within an area designated as "very low" susceptibility to liquefaction. The predominantly clayey soils over shallow Franciscan bedrock are generally not susceptible to seismic related ground failure or liquefaction.

Project Description

The proposed project involves construction of a new single-family dwelling with an accessory dwelling unit (ADU) on a vacant, undeveloped 6,000 square foot parcel with an average slope of 55 percent. The project has generally been oriented to the north and east to take advantage of the view opportunities of Mount Tamalpais and Richardson Bay and beyond.

The new five level residence including a detached garage is proposed to consist of approximately 2,670.45 square feet of floor area, with a 267 square foot ADU, and an approximately 441.44 square foot two-car garage. The overall residence covers approximately 32.4% of the lot area (1,941.39 square-feet) and proposes an impervious surface coverage of 3,388 square-feet (38.1% of the overall parcel area).

The proposal would create a four-story residence with three bedrooms, two bathrooms, and two half bathrooms with an elevator, and a detached garage. A detached two-car garage is proposed at street level, (Level 1). The elevator is accessed from the entry level (Level 2) and provides passage to the roof deck level (Level 5). The ADU is located within the entry level of the house.

The detached garage is at street level (approximately 4' elevation relative to street level at base of driveway) with access from Cazneau Avenue. The garage has no setback from the front property line. In front of the garage is a driveway sloped at 15% with concrete retaining walls on its perimeter. This area also includes three planting areas which are also bio-retention basins. A paved walkway alongside the driveway provides access to a trash/utility area and stairs that lead to the entry level. A utility niche, retaining walls and planters are provided in the driveway which are located in the public right-of-way adjacent to the Cazneau Avenue roadway. The access stairs between the garage level and the entry level have a landing halfway up the stairs.

The proposed entry level (approximately 25.25' elevation relative to street level at base of driveway), Level 2 of the four-story primary dwelling structure is setback approximately 25'-3" from the front (east) property line, 7'-2.25" from each the north and south side property line, and 30'-9" feet from the rear property line. This floor contains a foyer, an ADU with a separate entrance and outdoor patio, stairs and elevator.

The proposed bedroom level (approximately 35.33' elevation relative to street level at base of driveway), Level 3, contains the three bedrooms and two bathrooms, laundry room, stairs, and elevator access.

The proposed main level (approximately at 45.42' elevation relative to street level at base of driveway), Level 4, provides the living room, kitchen, media area, dining area, half bathroom, stairs, and elevator access. There is an exterior deck landing.

The proposed roof level (approximately at 56.39' elevation relative to street level at base of driveway), Level 5, contains half bathroom, den, stairs, and elevator access. There is an exterior deck.

The project design proposes retaining walls including: 1) property frontage retaining walls range in height from approximately 3 feet 2 inches to 14 feet 7 inches on the north side, and 3 feet 8 inches to 12 feet 4 inches on the south side; 2) driveways walls range in height from approximately 5 feet 1.25 inches to 7 feet on the south side, and 1 foot 6 inches to 3 feet 4-3/4 inches in height on the north side; and 3) planter retaining walls range in height from approximately 6 inches to 4 feet 8 inches on the south side, and 1 feet 9 inches to 7 feet 9 inches on the north side.

The Cazneau Avenue frontage will be improved with new curb, gutter, driveway apron, sidewalk and landscaping.

The proposed design shows removal of 24 trees of which 22 are protected trees and 2 (Green wattle acacia) are undesirable trees.

Refer to the Project Plans in the following links:
Site Plan, https://saus-trk.aspgov.com/eTRAKiT/Search/project.aspx
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Architecture

The architecture for 177 Cazneau Avenue is Contemporary in style and designed with a mix of modern and classic materials: stone, Cedar wood, glass, and concrete. The rectilinear massing of the building is balanced by projections and recesses; positive and negative planes that produce articulation and shadows.

Access, Circulation and Parking

The Project is a single-family residential development project of one home and an ADU. The project includes the enclosed two parking spaces in the garage. Room for two additional parking spaces is available on the driveway.

Proposed Landscaping and Associated Improvements

The proposed landscape plan consists of a mix of trees, shrubs, groundcovers, grasses, and vines including plantings at the Cazneau Avenue frontage in the driveway planter walls, planters at each level, side yards, and rear yard. Three planters will also serve for bioretention. The landscape plan consists of a mix of Strawberry, Western Redbud, Pistache, Pomegranate, and African Sumac trees in addition to Century Plant, Bush anemone, Red yucca, Lavendar, Cherry laurel and Lavender shrubs. Groundcovers and perennials consist of Moonshine yarrow, Aloe, California fuchsia, Beach aster, Hot poker, Trailing lantana, and coyote mint. Bioswale/ biofiltration plants include Foothill sedge, Cape Rush, California fescue, Creeping red fescue and Grey rush. Creeping fig vines are proposed. Hard surfaces are shown including path stones, and ornamental rockery.

Vegetation and Tree Removal

The project includes the removal of the existing vegetation and trees including non-native invasive shrubs, forbs, and grasses including French broom, Bermuda buttercup, panic veldt gras, miner's lettuce, and rough hedge nettle. A total of 24 mature trees are located on the project site consisting of a mix of native evergreen trees, California Bay, Coast Live Oak, and Toyon in addition to Cherry plum, Green wattle acacia, Sheoak, and Black locust trees of which all are proposed for removal. A tree removal permit is required for the 22 protected trees. There is a total of 24 trees proposed for removal.

Grading

The project will involve approximately 1,683.86 cubic yards removed from the hillside with up to 40 feet of excavation to provide for the finished grades of the new residence. Preliminary grading plans indicate the majority of the existing landslide will likely be removed as part of the relatively deep excavations that are planned for the new residence. Additionally, the plans indicate cuts and fills for the new structure will be supported by retaining walls. The portion of the landslide that is not removed as part of the excavations for the new building would be stabilized by an earthen buttress or new retaining structures. Temporary shoring and permanent retaining structures would be incorporated to support the planned cuts and fills and to reduce the risk of slope instability and ground deformations.

Construction would occur in phases consisting of removal of vegetation and trees, earthwork (excavation and grading), foundation, framing, external finish and site work, landscaping, fence, and interior finishes and equipment.

Drilled piers, tie-back shoring walls, and slab on-grade construction are proposed.

Drainage
The proposed drainage would collect surface water from impermeable surfaces, route water around the residence and through bio-retention areas before discharging into the storm drain system.

Construction Schedule
The proposed preliminary construction schedule is approximately 18 months from issuance of the first building permit.

Planning Applications
In addition to this Initial Study, the 177 Cazneau Avenue Project would require a number of discretionary permits, including the following:

- *Design Review* - The Project requires a Design Review Permit for proposing a new home. The Project is subject to the review criteria for Design Review Permits pursuant to Sausalito Municipal Code Section 10.54.050.A4., which provide guidelines for all aspects of the project design, including site design, architecture, materials and colors, walls, fences and screening, exterior lighting, signs and landscape design.

- *Heightened Design Review* - The project requires Heightened Design Review because the project exceeds 80% of the allowable floor area, pursuant to Section 10.54.050.E. of the Sausalito Municipal Code.

- *Accessory Dwelling Unit Permit* – The Project requires an Accessory Dwelling Unit Permit, pursuant to Section 10.44.080 of the Sausalito Municipal Code.

- *Encroachment Agreement* - The project includes a request for an Encroachment Agreement for features that are situated in the public right-of-way adjacent to the Cazneau Avenue roadway, pursuant to Section 10.56.030 of the Sausalito Municipal Code.

- *Tree Removal Permit* - The Project includes a request for removal of 22 protected trees, pursuant to Section 11.12.050 of the Sausalito Municipal Code.

Other Public Agencies Whose Approval Is Required

- Marin Municipal Water District (MMWD)
- Sausalito-Marin City Sanitary District (SMCSD)

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

The City of Sausalito sent a letter to the Graton Rancheria of Federated Indians on May 23, 2021, to formally begin the consultation process. The Tribe responded via letter on May 26, 2021, requesting updated consultation to review mitigations for potential finds. Sausalito staff will provide Graton Rancheria a copy of the Initial Study/Mitigated Negative Declaration for review of mitigation and input during the public comment period.

Environmental Issues:

The proposed project would result in potentially significant impacts in Biological Resources and Tribal Cultural Resources. The project impacts would be mitigated to a less-than-significant level through implementation of recommended mitigation measures or through compliance with existing Municipal Code requirements or City standards. Recommended measures are summarized in the attached list of Mitigation Measures and Initial Study/Mitigated Negative Declaration. The Initial Study/Mitigated Negative Declaration document has been prepared in consultation with local, and state responsible and trustee agencies and in accordance with Section 15063 of the California Environmental Quality Act (CEQA). Furthermore, the Initial Study/Mitigated Negative Declaration will serve as the environmental compliance document required under CEQA for any subsequent phases of the project and for permits/approvals required by a responsible agency.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture/Forestry Resources	☐ Air Quality
☒ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology /Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology /Water Quality	☐ Land Use /Planning	☐ Mineral Resources
☐ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☐ Transportation	☒ Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Wildfire	☐ Mandatory Finding of Significance

DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an

ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at lest one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an EARLIER EIR or NEGATIVE DECLARATION pursuant to applicable legal standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

_____

Lorraine Weiss, Principal Date
Lorraine Weiss Design & Development Review

_____

Lilly Whalen, Community Development Director Date

A thirty-day (30-day) public review period shall commence on **July 20, 2021** Written comments must be sent to the City of Sausalito, Planning Department, 420 Litho Street, Sausalito, CA 94965 **by August 19, 2021.** The City of Sausalito Planning Commission will hold a public hearing on the Initial Study/Mitigated Negative Declaration and project merits on **Wednesday, July 21, 2021, 7:00 PM.** Pursuant to Section 3 of Governor Newsom's Executive Order N-29-20 this meeting will be conducted telephonically through Zoom and broadcast live at www.sausalito.gov. To ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, City Hall will not open for the meeting, Commission members and the public will be participating telephonically and will not be physically present in the Council Chambers. The agenda will contain details regarding how to virtually participate in the meeting and provide public comment prior to and during the meeting (https://www.sausalito.gov/city-government/boards-and-commissions/planning-commission/meetings-and-agendas). If the Sausalito City Council Chambers at City Hall is open to the public, it will be noted on the agenda. **Correspondence and comments can be delivered to Shawna Brekke Read, project planner, phone: (510) 845-7549, email: sbrekkeread@migcom.com.**

CITY OF SAUSALITO

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INITIAL STUDY CHECKLIST

1. Project Title & Number	Husein Residence - 177 Cazneau Avenue DR-CUP-EA-ADU-TREE 17-149
2. Lead Agency Name & Address	City of Sausalito Planning Department 420 Litho Street Sausalito, California 94965
3. Contact Person & Phone Number	Lorraine Weiss, Principal Lorraine Weiss Design & Development Review Phone number #: (415) 987-3057 Email: lorraine@lorraine-weiss.com
4. Project Location	The site is located in the City of Sausalito, Marin County, California at 177 Cazneau Avenue. Assessor's Parcel No. 064-204-35 (Refer to Exhibit A, "Vicinity Map").
5. Project Sponsor's Name & Address	Project Sponsor Millard Arterberry, McCoy Architecture 1417 Bridgeway, Suite 1 Sausalito, CA 94965 (619) 709-1790
6. General Plan Designation	Medium Low Density Residential
7. Zoning	Single-Family Residential (R-1-6)

8. Description of Project

Property Description:
The proposed project is located at the uphill (west) side of Cazneau Avenue between Platt Avenue and Filbert Street in a single-family residential area, Monte Mar Vista/Toyon neighborhood in Sausalito.

The subject property is 6,000 square feet in size, and steeply sloped (average slope of 55%) (2-horizontal to 1-vertical or 2:1). The site has non-native invasive shrubs, forbs, and grasses, and twenty-four (24) mature trees consisting of a mix of native evergreen trees, California Bay, Coast Live Oak, and Toyon in addition to Cherry plum, Green wattle acacia, Sheoak, and Black locust trees.

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Grading
The project will involve approximately 1,683.86 cubic yards removed from the hillside with up to 40 feet of excavation to provide for the finished grades of the new residence. Preliminary grading plans indicate the majority

of the existing landslide will likely be removed as part of the relatively deep excavations that are planned for the new residence. Additionally, the plans indicate cuts and fills for the new structure will be supported by retaining walls. The portion of the landslide that is not removed as part of the excavations for the new building would be stabilized by an earthen buttress or new retaining structures. Temporary shoring and permanent retaining structures would be incorporated to support the planned cuts and fills and to reduce the risk of slope instability and ground deformations.

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9. Other Public Agencies Whose Approval Is Required

- Marin Municipal Water District (MMWD)
- Sausalito-Marin City Sanitary District (SMCSD)

10. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

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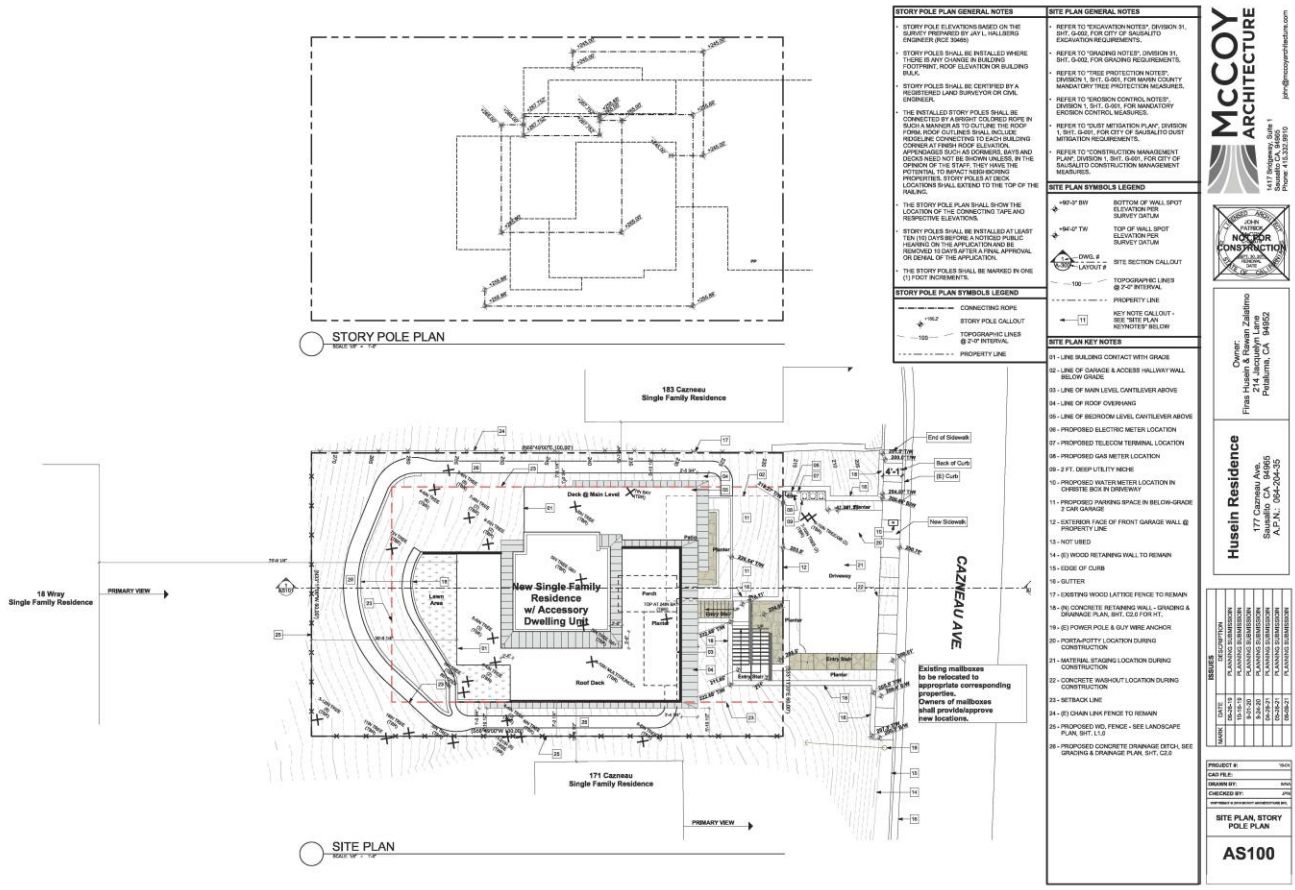
EXHIBIT A - VICINITY MAP

EXHIBIT B – SITE PLAN



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture/Forestry Resources	☐ Air Quality
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☐ Geology /Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology /Water Quality	☐ Land Use /Planning	☐ Mineral Resources
☐ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☐ Transportation	☒ Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Wildfire	☐ Mandatory Finding of Significance

DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated" impact on the environment, but at lest one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an EARLIER

EIR or NEGATIVE DECLARATION pursuant to applicable legal standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature Date

Lorraine Weiss
Principal, Lorraine Weiss Design & Development Review

EVALUATION OF ENVIRONMENTAL IMPACTS

Evaluation of the Project environmental impacts is prepared as follows:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2 All answers must take account of the whole action involved, including off-site as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following: a) Earlier Analyses Used. Identify and state where they are available for review. b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis. c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6 Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

	Significant Impact	*Less-Than-Significant With Mitigation Incorporation*	*Less-Than-Significant Impact*	*No Impact*

9. The explanation of each issue should identify: a) the significance criteria or threshold, if any, used to evaluate each question; and b) the mitigation measure identified, if any, to reduce the impact to less than significance**.**

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐

Discussion:

No Impact: Scenic vista is generally characterized as a panoramic view of attractive or impressive natural scenery. The scenic quality, sensitivity level and view access are important consideration when evaluating potential impacts on a scenic vista. For the purposes of CEQA review, and the City General Plan policies, impacts to public views are considered important protected resources. The following General Plan policy identifies important public views in the City.

> **Policy CD-3.2 Public Views**. Locate and design new and significantly remodeled structures and other private and public improvements with consideration for their impact on significant public views and view corridors.

The 177 Cazneau Avenue project would be considered an infill development project located in the Monte Mar Vista/Toyon Terrace neighborhood area of Sausalito. The Monte Mar Vista/Toyon Terrace area is not considered a scenic resource and there are no scenic vistas identified in the General Plan at or in the immediate vicinity of this site. However, there are views of Mount Tamalpais and Richardson Bay from this property and surrounding parcels. The project would include construction of a single-family residence, accessory dwelling unit, detached garage, and associated site improvements on a vacant parcel that is heavily vegetated. Views of the project site fronting Cazneau Avenue and those on the sides and rear would change, from a vacant vegetated site to a single-family residence amidst a single-family residential block with landscaping. The proposed house would not block the views of Mount Tamalpais and Richardson Bay from adjacent properties. Therefore, the impact would be considered less than significant.

(Sources: 1, 2, 3, 4)

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐

Discussion:

Less Than Significant Impact: The project site is located approximately .7 mile from US 101 Highway northbound via Exit 445B. Proposed project improvements would not occur near the highway. Although the construction of the project would require removal of 24 existing trees, this would not be considered an impact to scenic resources. The landscaping plan would introduce new vegetation including trees, shrubs, grasses, plants, and groundcovers throughout the project site. As such, because the project is not located within a state scenic highway and would not be substantially damaging scenic resources, there would be a less than significant impact.

	Significant Impact	*Less-Than-Significant With Mitigation Incorporation*	*Less-Than-Significant Impact*	*No Impact*

(Sources: 1, 2, 3, 4)

c. Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point).	☐	☐	☒	☐

Discussion:
Less Than Significant Impact: The proposed project would require the removal of existing vegetation and twenty-four (24) trees in order to construct one five-story single family residence, an accessory dwelling unit, and a detached garage and on-site landscaping and trees on a vacant private lot within an urbanized area surrounded by a single-family residential neighborhood. The proposed project would represent a new single-family residence on a property currently screened by mature landscaping vegetation all of which is proposed to be removed. There are no existing rock outcroppings on the site. The project site is not located within a state scenic highway. Furthermore, new trees and plantings would replace existing trees and vegetation Therefore, there is a less than significant impact to degrade the visual character or quality of public views of the site and its surroundings.

(Sources: 1, 2, 3, 4, 6)

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Discussion:
Less Than Significant Impact: The proposed project would develop a five-story single-family residence with an accessory dwelling unit and detached garage. Development of the site for the proposed project would introduce new building height with windows for single-family residential use. Therefore, the proposed usage of the building would be introducing a new source of light and glare that could affect nighttime views.

The proposed project preliminary plans show embedded exterior lighting at the north (front) building elevation on the garage and the stair wall at the entry level. This would result in the introduction of new sources of interior and exterior lighting. All building and site lighting must be designed to meet the City of Sausalito minimum illumination standards for safety at exterior doorways and ground level walkways. The City's standard conditions of approval requires that all exterior light fixtures be directed downward and shielded as to not provide light and glare beyond the property. With this exterior lighting condition of approval, the project would have a less-than-significant impact on light and glare.

(Sources: 1, 2, 3, 4)

II. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as

	Significant Impact	*Less-Than-Significant With Mitigation Incorporation*	*Less-Than-Significant Impact*	*No Impact*
an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to a forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resource Board. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 511104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Discussion:

No Impact: The project site is located in Sausalito, in the Monte Mar Vista/Toyon neighborhood, and is zoned for single-family residential development under the current R-1-6 Zoning designation. The site is presently vacant and is not prime farmland. There are no Williamson Act contracts associated with the subject property, nor is the property zoned for agricultural uses. The proposed project would require the removal of some existing on-site mature trees, but these are not designated as forest land or timberland zoned Timberland Production. There would be no impact.

(Sources: 1, 2, 3, 4)

	Significant Impact	*Less-Than-Significant With Mitigation Incorporation*	*Less-Than-Significant Impact*	*No Impact*

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐

Discussion:

Less Than Significant Impact: The project site is in Marin County, which is located within the San Francisco Bay Area Air Basin (SFBAAB). The Bay Area Air Quality Management District (BAAQMD) is responsible for assuring that the Federal and California Ambient Air Quality Standards are attained and maintained in the SFBAAB. The SFBAAB exceeds the state air quality standards for ozone and particulate matter (PM_{10} and $PM_{2.5}$). The area is designated nonattainment for national standards of 8-hour ozone, 24-hour $PM_{2.5}$, and state standards for 24-hour and annual PM_{10}, and annual $PM_{2.5}$.

In June 2010, BAAQMD adopted thresholds of significance to assist in the review of projects under CEQA. These thresholds were designed to establish the level at which BAAQMD believed air pollution emissions would cause significant environmental impacts under CEQA. The BAAQMD's adoption of significance thresholds, where were contained in the 2011 CEQA Air Quality Guidelines, was called into question by an order issued March 5, 2012, in California Building Industry Association (CBIA) v. BAAQMD (Alameda Superior Court Case No. RGI0548693).

In December 2015, the Supreme Court determined that an analysis of the impacts of the environment on a project - known as "CEQA-in-reverse" - is only required under two limited circumstances: (1) when a statute provides an express legislative directive to consider such impacts; and (2) when a proposed project risks exacerbating environmental hazards or conditions that already exist (Cal. Supreme Court Case No. S213478). Because the Supreme Court's holding concerns the effects of the environment on a project (as contrasted to the effects of a proposed project on the environment), and not the science behind the thresholds, the significance thresholds contained in the CEQA Air Quality Guidelines are applied to this project. BAAQMD's updated 2017 CEQA Air Quality Guidelines are the most recent guidance and address the Court's ruling.

The Clean Air Plan assumptions for projected air emissions and pollutants in Sausalito are based on the land use and development projection assumptions in the updated Sausalito General Plan 2021 (General Plan). The adopted General Plan land use designation for the project site is single family residential. As such, the proposed project would not significantly affect regional vehicle miles traveled pursuant to the CEQA Guidelines (Section 15206) because of its consistency with adopted land use plans in the City of Sausalito. In addition, the proposed project would not have the potential to exceed the level of population or housing foreseen in regional planning efforts.

In 2015, the City of Sausalito adopted a Climate Action Plan (CAP). The CAP includes goals to achieve greenhouse gas (GHG) energy use emissions reductions to 15 percent below 2005 levels by the year 2020 (Resolution 5365). Because the proposed development project would be consistent with the General Plan land use designation, no analysis of GHG emissions is required under the provisions of the CAP, which lists the City's Green Building Ordinances that help implement the City's Sustainability – Climate Change Impact and Resiliency Element goals.

As mentioned above, in 2010, the BAAQMD adopted and later incorporated into its 2011 CEQA Guidelines project screening criteria (Table 3-1 – Operational-Related Criteria Air Pollutant and Precursors Screening Level Sizes) and thresholds of significance for air pollutants, which have now been updated by BAAQMD in May 2017. The Air District's threshold of significance provided in Table 3-1 of the CEQA Guidelines has determined that 325 single family dwelling units will not significantly impact air quality and do not require further study (BAAQMD CEQA Guidelines, May 2017 Pages 3-2 & 3-3.). Given the size of the entire project, which is one single family dwelling unit, an accessory dwelling unit, and associated site improvements compared to the BAAQMD's screening criterion construction threshold is 56 dwelling units, and the operational threshold is 325 dwelling units. With construction and operation of a single dwelling unit and accessory dwelling unit, there is no potential for the project to violate an air quality standard or contribute substantially to an existing violation for NOX (oxides of nitrogen), the project would contribute an insignificant amount of air pollution and would not result in a conflict or obstruction of an air quality plan.

The project falls well below the screening criteria as noted above, and consequently will not significantly affect air quality individually or contribute considerably to any cumulative air quality impacts. The project would not conflict with or obstruct implementation of the 2015 CAP given that the project related construction impacts would be temporary. Furthermore, accordioning to screening thresholds in the BAAQMD CEQA Guidelines, the project would be too small to generate significant total emission of air contaminants. Therefore, the project would not cause the violation of an air quality standard or worsen an existing violation of an air quality standard. This would be a less than significant impact.

(Sources: 1, 2, 3, 4, 9, 17)

b. Result in a cumulatively considerable net increase any criteria pollutant for which the project region is non – attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐

Discussion:

Less Than Significant Impact: The Bay Area is considered a non-attainment area for ground-level ozone and $PM_{2.5}$ under both the Federal Clean Air Act and the California Clean Air Act. The area is also considered nonattainment for PM_{10} under the California Clean Air Act, but not the federal act. The area has attained both State and federal ambient air quality standards for carbon monoxide. As part of an effort to attain and maintain ambient air quality standards for ozone and PM_{10}, the BAAQMD has established thresholds of significance for these air pollutants and their precursors. These thresholds are for ozone precursor pollutants (ROG and NOx), PM_{10}, and $PM_{2.5}$ and apply to both construction period and operational period impacts.

As noted in BAAQMD's CEQA Air Quality Guidelines, air pollution is, by its very nature, largely a cumulative impact. No single project is sufficient in size to, by itself, result in nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. In developing the project-specific thresholds of significance for criteria air pollutants discussed in Section III(a), above, BAAQMD considered the emission levels for which a project's individual emissions would be cumulatively considerable. According to the Air Quality Guidelines, if a project's contribution to the cumulative impact would be considerable, then the project's impact on air quality would be considered significant. The Air Quality Guidelines state that if a project would exceed the identified significance thresholds,

its emissions would be cumulatively considerable. Conversely, if a project is determined to have less-than-significant project-level emissions, then it would also have a less than-significant cumulative air quality impact.

Construction of the project would not have the potential to exceed the BAAQMD construction thresholds of significance, which are emissions exceeding 82 pounds per day of respirable particulate matter (PM) with a diameter of 10 micrometers or less (PM_{10}) and emissions exceeding 54 pounds per day of fine particulate matter with a diameter of 2.5 micrometers or less ($PM_{2.5}$), reactive organic gases (ROG), or nitrogen oxides (NOx). Construction activities, particularly during site preparation and grading, would temporarily generate fugitive dust in the form of PM_{10} and $PM_{2.5}$. Sources of fugitive dust would include disturbed soils at the construction site and trucks carrying uncovered loads of soils. Unless properly controlled, vehicles leaving the site would deposit mud on local streets, which could be an additional source of airborne dust after it dries. The BAAQMD CEQA Air Quality Guidelines consider these impacts to be less-than-significant if best management practices are implemented to reduce these emissions.

The best management practices are a condition of approval required of all projects and include the following:

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

As such, implementation of the standard condition of approval would reduce potential construction related air quality impacts to a less than significant level.

	Significant Impact	*Less-Than-Significant With Mitigation Incorporation*	*Less-Than-Significant Impact*	*No Impact*

(**Sources: 1, 2, 3, 4, 9, 12, 17, 23, 24)**

c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐

Discussion:

Less Than Significant: Project impacts related to increased community risk can occur either by introducing a new sensitive receptor, such as a residential use, in proximity to an existing source of Toxic Air Contaminants (TACs) or by introducing a new source of TACs with the potential to adversely affect existing sensitive receptors in the project vicinity. The eventual inhabitants of the project would be considered sensitive receptors. In addition, temporary project construction activity would generate dust and equipment exhaust on a temporary basis that could affect nearby sensitive receptors. Community risk impacts are addressed by increased predicting lifetime cancer risk, the increase in annual $PM_{2.5}$ concentrations and computing the Hazard Index (HI) for non-cancer health risks.

Community health risk assessments typically look at all substantial sources of TACs that can affect sensitive receptors that are located within 1,000 feet of a project site. These sources can include freeways or highways, railways, busy surface streets, and stationary sources identified by BAAQMD. Traffic on high volume roadways is a source of TAC emissions that may adversely affect sensitive receptors in close proximity to the roadway. A review of the project area indicates that traffic on U.S. Highway 101, located approximately 1,250 feet southwest (and uphill) of the project site, would exceed 10,000 vehicles per day. Other nearby streets are assumed to have less than 10,000 vehicles per day. The impact from high volume roadways would therefore be considered less than significant.

Construction equipment and associated heavy-duty truck traffic generates TACs in the form of diesel exhaust. These exhaust air pollutant emissions would not be considered to contribute substantially to existing or projected air quality violations. However, short-term exposure to TACs from construction activity is generally not considered a significant health risk by BAAQMD. The BAAQMD Air Quality Guidelines note that the current models and methodologies for conducting health risk assessments are associated with longer-term exposure periods of 9, 40, and 70 years, which do not correlate well with the temporary and highly variable nature of construction activities. Only when diesel emissions from construction equipment would occur in close proximity to sensitive receptors over a prolonged period of time does the BAAQMD recommend further evaluation or consultation. Since construction of the project would be short-term, does not encompass a large area, and operation of diesel-fueled construction equipment would be quite limited in extent, construction of the proposed project would not expose nearby sensitive receptors to substantial concentrations of pollutants.

Implementation of required best management practices condition of approval would reduce fugitive dust emissions by over 70 percent and reduce on-site diesel exhaust emissions by over 85 percent. Therefore, the project would have a less than significant impact with respect to sensitive receptors risk caused by construction activities.

(Sources: 1, 2, 3, 4, 12, 17, 23, 24)

d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	☒

	Significant Impact	*Less-Than-Significant With Mitigation Incorporation*	*Less-Than-Significant Impact*	*No Impact*

Discussion:
No Impact: The proposed project does not include any uses that would produce objectionable odors. The proposed use would be consistent with surrounding uses and long-term operation of the residence would not create objectionable odors. There would be no impact, and no further mitigation is required.

(Sources: 1, 2, 3, 4, 9, 12, 17, 23, 24)

IV. BIOLOGICAL RESOURCES

Would the project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐

Discussion:
Less Than Significant Impact with Mitigation Incorporation: WRA Environmental Consultants prepared a Biological Resources Assessment (BRA) report for the proposed project in accordance with CEQA Guidelines. On May 3, 2021, WRA biologist conducted a field assessment of the Study Area (the project site). The Biological Resources Assessment report describes the results of the site visit for which the Study Area was assessed concerning: (1) the potential to support special-status plant and wildlife species; (2) the potential presence of sensitive biological communities such as wetlands or riparian habitats subject to regulatory agency jurisdiction; and (3) the potential presence of other sensitive biological resources protected by local, state, and federal laws and regulations. This assessment is based on information available at the time of the study and on-site conditions that were observed on the date of the site visit.

Prior to the site visit, WRA reviewed background literature to determine potential presence of regulated vegetation types, aquatic communities, and special-status plant and wildlife species. Resources reviewed for regulated vegetation communities and aquatic features include aerial photography (Google Earth 2021), the San Francisco North USGS 7.5-minute quadrangle (USGS 1956), Online Soil Survey (California Soil Resources Lab [CSRL] 2021), the USFWS Information for Planning and Conservation (IPaC) database (USFWS 2021a), CDFW's (CDFW) California Natural Diversity Database (CNDDB) (CDFW 2021), the CNPS's (CNPS) Electronic Inventory (2021), Marin Flora (Howell et al. 2007), and USFWS National Wetland Inventory (NWI) (USFWS 2021) map.

The Study Area is a vacant, unimproved parcel composed of a mixture of non-native ornamental and invasive trees, with occasional native trees. The vegetation is characterized as a mixed ornamental tree stand which is not considered a sensitive biological community.

Special-Status Plant Species
One hundred and twelve (112) special-status plant species are known to occur in the vicinity of the project area. have documented occurrences within the vicinity of the Study Area, defined to include the San Francisco North

and eight surrounding 7.5' USGS quadrangles. See the WRA report for database search results and known special-status plant occurrences near the project site. Terrestrial habitat in the City of Sausalito is generally considered low-quality habitat for most special-status species due to human disturbance, urban development, and habitat fragmentation. Of the 112 special-status species documented, all of these species are either unlikely or have no potential to occur within the Study Area for one or more of the following reasons:

- The Study Area does not contain hydrologic conditions (e.g., freshwater, brackish, or salt marsh) necessary to support the special-status plant(s);
- The Study Area does not contain edaphic (soil) conditions (e.g., serpentine-derived soils) necessary to support the special-status plant(s);
- The Study Area does not contain vegetation communities (e.g., chaparral, coastal scrub, valley and foothill grasslands) associated with the special-status plant(s);
- Competition from non-native invasive weeds such as French broom, and panic veldt grass likely preclude this species' potential to persist within the Study Area; and
- The Study Area is surrounded on all sides by urbanization, therefore the site is not connected to a nearby expanse of suitable habitat for terrestrial special-status plant species.

Based on the above, there is little potential for sensitive, terrestrial plants to occur in the Study Area. The project site does not contain suitable habitat for special-status plant species known to occur in the vicinity, based on the highly disturbed and developed conditions of the area surrounding the project site. Therefore, there is no potential for the project site to support special-status plant species and there is a less than significant impact to special-status plant species.

Special-Status Wildlife Species

A list of special-status wildlife species known to occur in the vicinity of the Study Area was compiled based on available information from CNDDB (CDFW 2021), eBird (2021), and other sources. Dozens of special-status wildlife species have been documented within the greater vicinity of the Study Area, most of which are unlikely or have no potential to occur within the Study Area due to one or more of the following reasons:

- Aquatic habitats (e.g., lakes, estuaries, oceans) necessary to support the special-status wildlife species are not present in the Project Area;
- Vegetation types (e.g., open grassland, marsh) that provide nesting and/or foraging resources necessary support the special-status wildlife species are not present in the Project Area;
- Physical structures and vegetation (e.g., mines, cliffs, riparian vegetation) necessary to provide nesting, cover, and/or foraging habitat to support the special-status wildlife species are not present in the Project Area;
- Host plants (e.g., Lupinus sp.) necessary to provide larval and nectar resources for the special-status wildlife species are not present in the Project Area;
- The Study Area is outside of the special-status wildlife species documented local range (including the nesting/breeding range for birds).
- Significant barriers to ingress to the Study Area are present between the Study Area and potentially occupied habitat in the region.

Only one special-status wildlife species, white-tailed kite (*Elanus leucurus*), was determined to have a moderate potential to occur in the Study Area. White-tailed kite is regularly documented in the region and the grasslands to the west of the site are suitable for foraging. Though it is more likely for local birds to nest in more suitable areas outside the urban environment, due to the presence of suitable nesting trees and nearby suitable foraging habitat,

white-tailed kite has a moderate potential to nest in the Study Area. However, with the implementation of the avoidance measure described below, white-tailed kite and non-special status nesting birds are not likely to be impacted by the project.

All special-status wildlife species which were assessed as having the potential to occur within the Study Area are discussed below.

Nesting birds, including White-tailed Kite

A variety of non-status bird species, and one special-status bird, white-tailed kite, whose nesting activities are protected by the Migratory Bird Treaty Act (MBTA) and California Fish & Game Code (CFGC) have the potential to nest within the Study Area. Regulatory agencies (e.g., California Department of Fish and Wildlife (CDFW)) define February 1 through August 31 as the nesting bird season ("Nesting Season"). Any direct take of a nest or nest abandonment resulting from Project activities on the Study Area would be considered a significant impact under CEQA and a violation of the MBTA and CFGC.

For the avoidance of impacts to native nesting birds protected by the Migratory Bird Act (MBTA) and California Fish & Game Code (CFGC), future tree and vegetation removal would be conducted after August 31, outside of the nesting bird season. However, if construction activities commence during the Nesting Season, the following mitigation measure shall be implemented to reduce potential impacts to less than significant levels.

> **Mitigation Measure BIO-1:** Pre-Construction Nesting Bird Surveys
> The project sponsor shall implement the following if construction activities occur during the Nesting Season defined here as February 1 through August 31:
>
> - If project activities are initiated during the Nesting Season, the applicant shall have a nesting bird survey conducted by a qualified wildlife biologist no more than 14 days prior to the start of project activities.
> - If nests of protected species are discovered, the qualified biologist shall identify a no-disturbance buffer prior to any construction activities to avoid impacts to nesting birds. The nests shall remain in place until all young are fledged or the nest otherwise becomes inactive.
> - Once the young have fledged or the nest becomes otherwise inactive (e.g., due to predation) work may commence within the buffer zone area without restriction.
> - If work is delayed or ceases for a period greater than 14-days, a follow-up survey shall be completed to ensure no bird nests have initiated in the interim time period.
> - The tree and vegetation removal shall occur outside the Nesting Season.

After implementation of mitigation measure BIO-1, the project would have a less-than-significant impact with respect to habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. No further mitigation is required.

(Sources: 1, 2, 4, 6, 8)

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the	☐	☐	☐	☒

	Significant Impact	*Less-Than-Significant With Mitigation Incorporation*	*Less-Than-Significant Impact*	*No Impact*

California Department of Fish and Game or US Fish and Wildlife Service?

Discussion:
No Impact: The subject property is bounded by single-family residences to the north and south, and duplexes across the street to the east. WRA concluded that no riparian vegetation, sensitive vegetation communities, or jurisdictional waters or wetland areas were present in the Study Area. Therefore, the project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service, and there is no impact.

(Sources: 1, 2, 4, 6, 8)

c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒

Discussion:
No Impact:WRA concluded that the subject property does not contain jurisdictional wetlands, or non-wetland waters. No riparian vegetation was present on the site. Therefore, no impacts to these communities will not occur.

(Sources: 1, 2, 4, 6, 8)

d. 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?	☐	☐	☒	☐

Discussion:
Less than Significant Impact: The parcel is not located near a wildlife corridor or wildlife nursery site. As such, the proposed project would not interfere substantially with migratory wildlife corridors. As discussed above in section IV(a) above, if construction activities commence during the nesting season, a pre-construction survey will be required to prevent impacts to migratory or nesting birds. Therefore, the impacts to migratory species or nursery sites would be considered less than significant and no mitigation is required.

(Sources: 1, 2, 4, 6, 8)

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or	☐	☐	☒	☐

ordinance?

Discussion:
Less Than Significant: A tree survey was conducted for the Project by Arborscience, LLC (2020). The tree survey identified 24 trees greater than 4 inches diameter within the Study Area, including eight native trees representing three species, California bay, coast live oak, and toyon, and 16 non-native trees representing 5 species. The project would require removal of all 24 surveyed trees most of which are non-native. According to the report, removal of all trees greater than 4 inches diameter, except for two silver wattle (Acacia decurrens), considered 'undesirable trees', is recommended. These existing trees have not been maintained, have poor structure, are weedy species, present a nuisance (unwanted fruit that attracts rats and racoons), are a fire hazard, and do not require replacement. The native trees that are being removed (6 California bay, and 1 coast live oak) are relatively small and listed as fair condition. Due to the steepness of slope which requires excavation to accommodate the development of the residence, retaining existing trees is not possible. Prior to tree and vegetation removal, erosion control measures must be put in place and remain in place until after the Winter season and approved by the Public Works Director. The vegetation and trees would be topped and rootballs remain in place until after the Winter season.

With the proposed 13 replacement trees of native species, this would be an increase in native trees. However, this is not a 2:1 tree replacement ratio per the City's Preservation of Trees and Views Ordinance, (Sausalito Municipal Code Chapter 11.12). With the proposed development and defensible space requirements, there is not enough room on the site for a 2:1 tree replacement.

The 22 trees are designated as protected trees pursuant to the City's Preservation of Trees and Views Ordinance (Sausalito Municipal Code Chapter 11.12) and require a Tree Removal Permit. The proposed project includes 13 replacement trees throughout the project site. As the proposed project is located within a Wildland Urban Interface (WUI) Zone, a Vegetation Management Plan with plantings that are consistent with the Fire Safe Marin Guidelines would be required as a condition of project approval. With implementation of this Vegetation Management condition of approval, the proposed landscape plan would be consistent with the general requirements of the Sausalito Municipal Code. For these reasons, the impact would be considered less than significant, and no mitigation would be required.

(Sources: 1, 2, 4, 6, 8)

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Discussion:
No Impact: The City of Sausalito does not have an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plan that apply to the site. There are no regional or state habitat conservation plans that apply to the area. Therefore, there is no impact, and no mitigation is required. **Sources: 1, 2, 4, 6, 8)**

	Significant Impact	*Less-Than-Significant With Mitigation Incorporation*	*Less-Than-Significant Impact*	*No Impact*

V. CULTURAL RESOURCES

Would the project:

a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☒	☐

Discussion:
Less Than Significant Impact. The proposed project involves grading and construction activities on a vacant lot. The existing site has not been developed or modified. Northwest Information Center (NWIC) in Sonoma conducted an archival search for cultural resources of the subject property in May 2021. As part of the evaluation, NWIC determined that the property was not recorded as having any historical resources. The site is not listed as a historical resource in the Regional Office of California Historical Resources Information System. The project site is not listed in the City of Sausalito Historical/Architectural Survey. As such, the proposed project would have a less than significant impact on any historical resource.

(Sources: 1, 2, 3, 4, 26)

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☒	☐

Discussion:
Less Than Significant Impact: As indicated in Discussion IV.a. above, the project site has not been developed or modified. Based on the results of the cultural resources investigation conducted by the Northwest Information Center for the proposed project, no prehistoric or historic-period archaeological resources were identified within the project area. With implementation of conditions of approval should archaeological resources be encountered during earth work and construction activities, the proposed project would have a less than significant impact on an archaeological resource.
(Sources: 1, 3, 4, 13, 25, 26)

c. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Discussion:
Less Than Significant Impact: See discussion in IV(b) above. There are no formal cemeteries or known interred human remains within the Project area or on the subject site. No evidence of human remains was identified within the project area. However, the potential for their presence cannot be entirely ruled out. Construction-related excavation could expose and disturb or damage previously undiscovered human remains. A condition of approval would require the following:

1. In the event that materials are accidentally discovered which suggest that deposits of human remains or funerary objects are present, grading and construction activities will be halted, and archaeological monitoring will be required for the duration of the excavation and/or until the project archaeologist is satisfied that no further archaeological materials will be disturbed.

2. Monitoring will serve to identify any potentially significant materials, cultural features, other forms of information and human remains (either isolated or in the form of intact burials) which should be recorded and/or removed for study before earthmoving is allowed to recommence in areas defined as archaeologically sensitive. Work shall not be resumed until the find has been evaluated and potential significance determined by a qualified professional archaeologist.
3. In the event that human remains are discovered, it will be the responsibility of the project sponsor to contact the County Coroner's Office and the Native American Heritage Commission (NAHC). It is the responsibility of the NAHC to name a Most Likely Descendant (MLD) who will represent tribal interests regarding the method of removal of any human remains and associated grave goods as well as the place of reburial of these materials.

With implementation of conditions of approval, the potential disturbance of unknown human remains impact during construction is reduced to less than significant.

(Sources: 1, 3, 4, 13, 14, 25, 26)

VI. ENERGY

Would the project:

a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐

Discussion:

Less Than Significant Impact: Short-term energy demand would result from construction activities occurring as a result of construction. Short-term demand would include energy needed to power worker and vendor vehicle trips as well as construction equipment. Long-term energy demand would result from operation of the single-family residence, which would include activities such as lighting, heating, and use of any electrical appliances, computers, television, and such features.

Although implementation of the project would result in an increase in energy usage compared to current conditions (a vacant site that has never been built on) due to the new structures (single family house and garage) on the project site, the increase in energy use would not be wasteful nor inefficient because of measures incorporated into project design, including energy-efficient building design meeting CALGreen requirements. While no solar power is proposed as part of this project, the project is designed to be solar-ready.

The project proposes a land use that is permitted by the Sausalito General Plan. Therefore, the project would not result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation and no mitigation is required.

(Sources*:* 1, 2, 4, 9, 12, 15, 16*)*

b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

	Significant Impact	*Less-Than-Significant With Mitigation Incorporation*	*Less-Than-Significant Impact*	*No Impact*

Discussion:
Less Than Significant Impact: The project would be required to comply with Title 24, Part 6 of the California Code of Regulations, Building Energy Efficiency Standards. Additionally, the project is not located in an identified area designated for renewable energy productions nor would the project interfere with the installation of any renewable energy systems. The project would not conflict with or obstruct with applicable State and local plans for promoting use of renewable energy and energy efficiency. Therefore, the impact is considered less than significant and no mitigation is required.

(Sources: 1, 2, 4, 9, 12, 15, 16*)*

VII. GEOLOGY AND SOILS

Would the project:

a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒

John C. Hom & Associates, Inc. (JCHA) previously completed a geotechnical investigation for the development, as discussed in their report dated February 15, 2017. Miller Pacific Engineering Group (MPEG) prepared a peer review summarizing the results of the JCHA subsurface exploration and provided geotechnical recommendations and criteria for use in project design. MPEG provided a Geology/Soil & Hydrology/Water Quality CEQA Evaluation on May 14, 2021, that provides an independent, objective review of geotechnical aspects of the geotechnical report and preliminary design plans and provides conclusions regarding compliance with current geotechnical standards of practice.

Discussion:
No Impact: The subject site is located within the tectonically active and geologically complex northern Coast Ranges but is not within a mapped Alquist-Priolo Special Studies Zone. Under the Alquist-Priolo Earthquake Fault Zoning Act, the California Division of Mines and Geology (now known as the California Geological Survey) produced 1:24,000 scale maps showing known active and potentially active faults and defining zones within which special fault studies are required. The nearest known active faults to the site are the San Andreas, San Gregorio and Hayward Faults which are located approximately 10.3 kilometers (6.4 miles) and 14.1 kilometers (8.7 miles) to the southwest, and 18.2 kilometers (11.3) miles to the northeast, respectively. Therefore, the potential for fault surface rupture in the development area is considered low and there would be no impact.

(Sources: 1, 2, 3, 4, 7, 9, 14, 27)

	Significant Impact	*Less-Than-Significant With Mitigation Incorporation*	*Less-Than-Significant Impact*	*No Impact*
ii) Strong seismic ground shaking?	☐	☐	☒	☐

Discussion:

Less Than Significant Impact: As discussed in the proposed project's Geotechnical Exploration report, strong seismic ground shaking at the site is highly probably during the life of the project. The site will likely experience severe ground shaking from a major earthquake originating from the major active Bay Area faults, particularly the San Andreas, San Gregorio and Hayward Faults which are located approximately 10.3 kilometers (6.4 miles) and 14.1 kilometers (8.7 miles) to the southwest, and 18.2 kilometers (11.3) miles to the northeast. The intensity of ground shaking will depend on the characteristics of the causative fault, distance from the fault, the earthquake magnitude and duration, and site-specific geologic conditions. The potential for strong seismic shaking at the project site is high. Due to their proximity and historic rates of activity, the San Andreas and Hayward Faults present the highest potential for severe ground shaking. The significant adverse impact associated with strong seismic shaking is potential damage to structures and improvements. The report concludes that the project improvements should be designed in accordance with the California Building Code and recommended seismic design parameters provided in the John C. Hom & Associates, Inc. (JCHA) geotechnical investigation for the project, The project would be required to comply with the Sausalito Municipal Code and California Building Code. Conditions of approval would require construction level designs to be reviewed and approved by the City of Sausalito pursuant to the most current regulations and standards. Conditions of approval shall require geotechnical peer review of final construction plans prior to grading or building permit issuance.

(Sources: 1, 2, 3, 4, 7, 9, 14, 27)

iii) Seismic related ground failure, including liquefaction?	☐	☐	☐	☒

Discussion:

No Impact: Liquefaction refers to the sudden, temporary loss of soil strength during strong ground shaking. The strength loss occurs as a result of the build-up of excess pore water pressures and subsequent reduction of effective stress. While liquefaction most commonly occurs in saturated, loose, granular deposits, recent studies indicate that it can also occur in materials with relatively high fines content provided the fines exhibit lower plasticity. The effects of liquefaction can vary from cyclic softening resulting in limited strain potential to flow failure which cause large settlements and lateral ground movements. Regional liquefaction hazard mapping indicates the site is mapped within an area designated as "very low" susceptibility to liquefaction. The results of the subsurface exploration by JCHA indicated that the project site is underlain by predominantly clayey soils over shallow Franciscan bedrock which are generally not susceptible to seismic related ground failure or liquefaction. Therefore, the likelihood of damage to the proposed improvements due to liquefaction is very low, and there would be no impact.

(Sources: 1, 2, 3, 4, 7, 9, 14, 27)

iv) Landslides?	☐	☐	☒	☐

Discussion:

Less Than Significant Impact: The site and proposed building area are located on steeply sloping terrain and are traversed by a landslide that was identified during regional geologic mapping and as part of the field investigation by John C. Hom and Associates (JCHA). The ground surface above the proposed residence slopes at about 1.3:1 to 1.5:1 (horizontal:vertical) with the relatively steep slope extending into the property to the west (above the

site). Within the areas upslope of the planned residence, the near-surface soils and bedrock may be prone to erosion, shallow sloughing and raveling which could result in debris impact to the rear of the structure.

The proposed plans do not currently include measures for mitigating potential slope instability which may occur upslope of the residence. Therefore, the risk of damage to the planned improvements due to slope instability is generally considered moderate. As a condition of approval, prior to issuance of a Building Permit, design criteria for landslide mitigation must be submitted by the project Geotechnical Engineer for review with the City Engineer to confirm that the intent of their recommendations related to potential slope instability are properly incorporated. With implementation of this condition of approval, the potential impact to landslides is less than significant.

(Sources: 1, 2, 3, 4, 7, 9, 14, 27)

b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐

Discussion:

Less Than Significant Impact: Sandy soils on most slopes or clayey soils on steep slopes are susceptible to erosion when exposed to concentrated surface water flow. The potential for erosion is increased when established vegetation is disturbed or removed during normal construction activity. Construction of the proposed improvements will require grading and changes to existing surface drainage patterns which, if not properly addressed during design and construction, could lead to concentrated surface water flows and increased erosion. Considering the sloping terrain that surrounds the project site, and the disturbance to existing vegetation and drainage patterns that may result from site grading, the risk of damage to improvements due to erosion is high.

Standard conditions of approval would a site drainage system to collect surface water to minimize the potential for erosion and would outlet to the City storm drain system whenever possible. Storm drain outlets which aren't connected to the City storm drain system would include dissipators that are designed to minimize the potential for erosion. The project Civil Engineer would be responsible for designing the site drainage system. An erosion and sediment control plan (ESCP) would be developed prior to construction and would incorporate the minimum requirements outlined in the Construction Erosion and Sediment Control Plan Applicant Package by MCSTOPPP. The project sponsor would submit the ESCP to the City Engineer for review prior to issuance of a Grading Permit to confirm it meets requirements. With implementation of the condition of approval, the impact to topsoil erosion is less than significant. **(Sources: 1, 2, 3, 4, 7, 9, 14, 27)**

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on, or off, site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐

Discussion:

Less Than Significant Impact:. Firm Franciscan bedrock was encountered at depths of about three to seven feet in the six borings which were completed as part of the previous field investigation. The new residence is expected to be supported on the firm underlying bedrock which is not susceptible to lateral spreading, subsidence due to the anticipated structural or fill loads, liquefaction and collapse. As discussed above, the site is located on a steep slope and mitigation measures will be required to reduce the potential for slope instability. Additionally, the planned excavations may result in construction-generated vibrations and lateral and vertical ground deformations

	Significant Impact	*Less-Than-Significant With Mitigation Incorporation*	*Less-Than-Significant Impact*	*No Impact*

which could impact existing improvements within the neighboring sites. With conditions of approval, the impact related to a geologic unit or soil that is unstable is less than significant.

(Sources: 1, 2, 3, 4, 7, 9, 14, 27)

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐

Discussion:
Less Than Significant Impact: Expansive soils will shrink and swell with fluctuations in moisture content and are capable of exerting significant expansion pressures on building foundations, interior floor slabs and exterior flatwork. Distress from expansive soil movement can include cracking of brittle wall coverings (stucco, plaster, drywall, etc.), racked door and/or window frames, uneven floors, and cracked slabs. Flatwork, pavements, and concrete slabs-on-grade are particularly vulnerable to distress due to their low bearing pressures. Expansive soils also cause soil creep on sloping ground.

The near-surface soils encountered in the borings by JCHA generally consist of about three to seven feet of soft to medium stiff sandy clay. The soils are visually manually classified as exhibiting low plasticity which suggests a low expansion potential. Considering this classification and that near-surface soils are expected to be largely removed during site grading, the risk of expansive soil affecting the proposed improvements is low. The impact is considered less than significant, and no mitigation is required.

(Sources: 1, 2, 3, 4, 7, 9, 14, 27)

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

Discussion:
No impact: No septic tanks would be used as part of the proposed project. The project will be required to connect to the existing Sausalito sanitary sewer infrastructure. As a result, no impacts associated with the use of septic tanks would occur as part of the proposed project's implementation.

(Sources: 1, 2, 3, 4)

f. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	☐	☐	☒	☐

Discussion
Less Than Significant Impact:. The proposed project includes near-surface ground-disturbing activities, such as grading and trenching for construction of the new residence and associated site improvements. The project site is steep and wooded and does not contain a known unique geologic feature. As discussed in Section VII (c) above, firm Franciscan bedrock was encountered at depths of about three to seven feet in the six borings which were

completed as part of the previous JCHA field investigation. Preliminary grading plans indicate the majority of the existing landslide will likely be removed as part of the relatively deep excavations that are planned for the new residence and accessory dwelling unit. As discussed above, the project sponsor shall prepare a design-level geotechnical investigation prepared by a qualified and licensed geotechnical engineer and submit the report to the City Engineer for review and approval. However, paleontological resources could be encountered when excavation occurs in previously undisturbed soil and bedrock. Conditions of approval require that excavation activities be halted should a paleontological resource be encountered and procedure to follow. With implementation of conditions of approval, the potential disturbance to paleontological resources or unique geological feature is reduced to less than significant.

(Sources: 1, 2, 3, 4, 19, 25, 26, 27)

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

Discussion:

Less Than Significant Impact: Climate change refers to change in the Earth's weather patterns, including the rise in temperature due to an increase in heat-trapping Green House Gas Emissions (GHGs) in the atmosphere. The BAAQMD is the regional government agency that regulates sources of air pollution within the nine Bay Area counties. The BAAQMD established a climate protection program to reduce pollutants that contribute to global climate change and affect air quality in the San Francisco Bay Area Air Basin (SFBAAB). The climate protection program includes measures that promote energy efficiency, reduce Vehicle Miles Travelled (VMTs), and develop alternative sources of energy, all of which assist in reducing emissions of GHGs and in reducing air pollutants that affect the health of residents. The BAAQMD also seeks to support current climate protection programs in the region and to stimulate additional efforts through public education and outreach, technical assistance to local governments and other interested parties, and promotion of collaborative efforts among stakeholders.

BAAQMD 2017 Clean Air Plan

The BAAQMD and other air districts prepare clean air plans in accordance with the state and federal Clean Air Acts. In April 2017, the BAAQMD adopted the 2017 Clean Air Plan: Spare the Air, Cool the Climate (2017 CAP), which is a comprehensive plan to improve Bay Area air quality and protect public health through implementation of a control strategy designed to reduce emissions and ambient concentrations of harmful pollutants. The 2017 CAP also includes measures designed to reduce GHG emissions.

City of Sausalito Climate Action Plan

In 2015, the City of Sausalito adopted the Climate Action Plan (CAP) in response to AB 32, the California Global Warming Solutions Act. The CAP summarizes the various regulations at the federal, state, and regional levels, incorporates the City's 2005 and 2010 Greenhouse Gas Emission Inventories, which identified sources of greenhouse gas emissions generated by the community and the local government, and estimates how these emissions may change over time under a business-as-usual forecast. The CAP also provides energy use,

transportation, land use, waste, water, wastewater, and natural system strategies necessary to minimize Sausalito's impacts on climate change and meet the City's adopted greenhouse gas emissions reduction target of 15% below 2005 levels by 2020 (Resolution 5365). The City of Sausalito adopted a new Sustainability – Climate Change Impact and Resiliency Element for the Sausalito General Plan adopted in February 2021. The General Plan allows the City to use the CAP as a quantified GHG Reduction Strategy and streamline the analysis of future projects under CEQA.

City of Sausalito Low Emissions Action Plan (LEAP)

The Low Emissions Action Plan (2020) focuses on reducing emissions 40 percent below the 2005 baseline by 2030, in line with California statewide goals. These targets are consistent with similar plans used by other jurisdictions throughout Marin County. The LEAP acknowledges that the majority (60 percent) of emissions in Sausalito come from transportation, followed by residential energy use (21 percent) and commercial energy use (15 percent). The LEAP includes recommendations on reducing emissions throughout the city and will be supplemented by two future plans related to climate change: sequestration and adaptation. The plan aims to reduce emissions as the city's contribution to preventing runaway climate change over 1.5 degrees Celsius.

Compliance with the CAP and LEAP assures that the Sustainability Element policies would be addressed, and that a development project would satisfy regional air quality and GHG reduction requirements enforced by the Bay Area Air Quality Management District (BAAQMD). A project is also subject to an initial screening to ensure that the project that complies with the GHG strategy would not still result in potentially significant air quality impacts. If all the screening criteria are met by the project, then the City would not need to perform a detailed air quality assessment of the project air pollutant emissions. The screening criteria are used for non-stationary source emissions. Projects below the applicable screening criteria shown in the BAAQMD Table 3-1 would not exceed the 1,100 MT of CO2e/year GHG threshold of significance for projects other than permitted stationary sources. In addition, if a project including stationary sources is located in a community with a qualified GHG reduction strategy, the project may be considered less than significant if it consistent with the GHG reduction strategy. A project must demonstrate its consistency by identifying and implementing all feasible measures and policies from the GHG reduction strategy into the project.

BAAQMD THRESHOLDS TABLE 3-1 *(BAAQMD CEQA Guidelines)*

Land Use Type	***Operational Criteria Pollutant Screening Size***	***Operational GHG Screening Size***	***Construction-Related Screening Size***
Single Family Residential	***325 du (NOX)***	***56 du***	***114 du (ROG)***

As indicated above, the proposed project is one single-family residence with an accessory dwelling unit which is well below the operational screening size for pollutant criteria and therefore would not exceed the 1,100 MT of CO2e/year GHG threshold of significance.

GHG emissions associated with development of the proposed project would occur over the short-term from construction activities, consisting primarily of emissions from equipment exhaust and worker and vendor trips. There would also be long-term operational emissions associated with vehicular traffic within the project vicinity, energy and water usage, and solid waste disposal. Emissions for the proposed project are discussed below and were analyzed using the methodology recommended in the BAAQMD CEQA Air Quality Guidelines.

Neither the City nor BAAQMD have an adopted threshold of significance for construction-related GHG emissions, though BAAQMD recommends quantifying emissions and disclosing that GHG emissions would occur during construction. BAAQMD also encourages the incorporation of best management practices to reduce

GHG emissions during construction where feasible and applicable. Best management practices assumed to be incorporated into construction of the proposed project include but are not limited to: using local building materials of at least 10 percent and recycling or reusing at least 50 percent of construction waste or demolition materials.

The net emission increase would not exceed the BAAQMD threshold of 1,100 MT of C02e/yr. This would be considered a less than significant impact and no mitigation is required.

(Sources: 1, 2, 3, 4, 5, 9, 12, 17, 23, 24)

b. Conflict with an applicable plan, policy or regulation for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Discussion:
Less Than Significant Impact: As discussed above, the project's GHG emissions impact is considered less than significant because the project is consistent with the CAP 2015 and falls well below thresholds for net emissions. No mitigation is required.

(Sources: 1, 2, 3, 4, 9, 12, 17, 23, 24)

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒

Discussion:
No impact: The project site is a vacant site with vegetation. No development has occurred at this location. The construction and use of a single-family residence and accessory dwelling unit on the site would not create a significant hazard to the public or the environment through the routine transport, use, emission or disposal of hazardous materials, nor is it expected to cause significant hazards to the public or the environment through an accidental release of hazardous materials into the environment in that the use does not involve such acts. Hazardous materials would be limited to those associated with property maintenance including common landscaping fertilizers, pesticides, paint, solvent, and petroleum products. These materials would be used in limited quantities and are not considered a hazard to the public. Therefore, there would be no impacts with regard to hazardous materials.

(Sources: 1, 2, 3, 4)

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials	☐	☐	☐	☒

	Significant Impact	*Less-Than-Significant With Mitigation Incorporation*	*Less-Than-Significant Impact*	*No Impact*

into the environment?

Discussion:
No Impact: The project site is a vacant site with vegetation which has had no development. Development and use of the subject property would be residential and is not expected to upset or release hazardous materials into the environment. As discussed in Response IX(a) above, hazardous materials would be limited to those associated with property maintenance including common landscaping fertilizers, pesticides, paint, solvent, and petroleum products. These materials would be used in limited quantities and are not considered a hazard to the public. These materials would be used in limited quantities and are not considered a hazard to the public. Therefore, there would be no impacts with regards to hazardous materials.

(Sources: 1, 2, 3, 4)

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒

Discussion:
No Impact: As discussed in Response IX(a) and (b) above, the proposed project involves construction of a single-family residence and accessory dwelling unit on a vacant site that has not had development. The proposed use does not include hazardous emissions or hazardous materials on site. The proposed project is not located within one-quarter mile of an existing or proposed school. The nearest preschool is Sparrow Creek Pre-School and Kindergarten, located .6 miles to the east; however, during the COVID pandemic, the school closed. A school may try to reestablish at this location. The nearest school, Lycee Francais de San Francisco, is located approximately 1.8 miles to the northwest. A childcare and daycare service, Bubbly Daycare, is located approximately 1.9 miles west of the project site. As a proposed single family residential use with an accessory dwelling unit, there would be no hazardous emissions or the handling of hazardous or acutely hazardous substances or waste. Some hazardous materials could be used in the daily maintenance of the subject property, but not in a quantity considered hazardous to sensitive receptors. Therefore, no impact is anticipated.

(Sources: 1, 2, 3, 4)

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

Discussion:
No Impact: The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The proposed project constructs a single-family residence with an accessory dwelling unit on a vacant site that has not been developed previously, and therefore would not create a significant hazard to the public or environment.

(Sources: 1, 2, 3, 4)

	Significant Impact	*Less-Than-Significant With Mitigation Incorporation*	*Less-Than-Significant Impact*	*No Impact*
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒

Discussion:
No impact: The project is not located within an airport land use plan or within two miles of a public airport or public use airport, and therefore the project does not have the potential to result in a safety hazard for people residing or working in the project area. Therefore, no impact would result from implementation of the project.

(Sources: 1, 2, 3, 4)

f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒

Discussion:
No Impact: The proposed project would not impair or physically interfere with an adopted emergency response or evacuation plan and policies adopted by the City or other emergency agency responsible for emergency preparedness. The proposed project would be consistent with the General Plan and Zoning Ordinance in terms of the types of land uses, including residential uses. The proposed project has been reviewed by City Departments, including Public Works and responsible agencies, such as Southern Marin Fire District. No concerns have been raised about the City's ability to provide continuing services to the project site nor that it would interfere with an adopted emergency response or evacuation plan. There would be no impact.

(Sources: 1, 2, 3, 4, 9)

g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Discussion:
Less Than Significant Impact: The subject property is located within the City's Wildland-Urban Interface (WUI) zone. The proposed project has been reviewed by City Departments, including Public Works and the Southern Marin Fire District. The project includes design features that address potential fire related concerns including access and egress and sprinklers and other fire suppression measures and would be conditioned to meet additional fire suppression requirements including submittal of a Vegetation Management Plan to ensure the landscaping consists of plantings and defensible spacing which meet Fire Codes and established Fire Safe Marin Guidelines. With implementation of the conditions of approval the impact is considered less than significant, and no mitigation is required.

(Sources: 1, 2, 3, 4, 9)

	Significant Impact	*Less-Than-Significant With Mitigation Incorporation*	*Less-Than-Significant Impact*	*No Impact*

X. HYDROLOGY AND WATER QUALITY

Would the project:

a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐

Discussion:

Less Than Significant Impact: The proposed project includes development of single-family residence with an accessory dwelling unit on a steep slope in an existing residential neighborhood. The proposed project will include landscaping including irrigation and site drainage. To minimize water quality impacts associated with the proposed project, construction activities would be required through conditions of approval to comply with a Storm Water Pollution Prevention Plan (SWPPP) consistent with the General Permit for Stormwater Discharge Associated with Construction Activity (Construction Activity General Permit). Additionally, the proposed project would also implement stormwater control measures such as Low Impact Development (LID) and Best Management Practices (BMP's) per the requirements of the City's Urban Runoff Pollution Prevention Ordinance for new construction.

Construction Activities

Development activities would include excavation, grading, construction, and paving. During these activities, there would be the potential for surface water runoff from construction sites to carry sediment and pollutants into stormwater drainage systems and local waterways, including the existing drainages adjacent to the project site. Grading and the exposure of shallow soils related to grading could result in erosion and sedimentation. The accumulation of sediment could result in the blockage of flows, potentially causing increased localized ponding or flooding. Construction activities would require the use of gasoline and diesel- powered heavy equipment, such as bulldozers, backhoes, water pumps, and air compressors. Chemicals such as gasoline, diesel fuel, lubricating oil, hydraulic oil, lubricating grease, automatic transmission fluid, paints, solvents, glues, and other substances could be used during construction. An accidental release of any of these substances could degrade the quality of the surface water runoff and adversely affect receiving waters. Construction of the proposed residence will require grading and removal of existing vegetation which could result in erosion and sediment which may be suspended in surface water runoff or tracked onto the adjacent roadway.

Conditions of approval would be required to ensure potential impacts for construction activities do not violate any water quality standards or west discharge requirements. Prior to issuance of a Grading Permit, the project's civil engineer or contractor shall submit a detailed erosion control plan, for review and approval by the Department of Public Works. The erosion control plan shall incorporate guidelines and measures from the Marin County Stormwater Pollution Prevention Programs (MCSTOPPP) publication, 'Minimum Erosion/Sediment Control Measures for Small Construction Projects'. Additionally, the applicant shall identify the Best Management Practices (BMP's) to be incorporated into a Storm Water Pollution Prevention Plan (SWPPP) for the project. The SWPPP shall include temporary BMP's to be implemented during grading and construction activities.

With implementation of these conditions of approval, the potential impacts would be considered less than significant.

(Sources: 1, 2, 3, 4, 5, 7, 9, 11)

	Significant Impact	*Less-Than-Significant With Mitigation Incorporation*	*Less-Than-Significant Impact*	*No Impact*
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒

Discussion:

No Impact: The project is located within the Marin Municipal Water District (MMWD) and would utilize domestic water provided by the MMWD. As a result, the proposed project would not substantially deplete groundwater supplies. MMWD has reviewed the project plans and provided their comments in a letter to the City with the finding that there is adequate water supply to service the proposed project provided the project complies with MMWD conditions. All constructions activities would be paid for by the applicant/sponsor. There are no active wells at the site and the proposed project would have no impact upon groundwater recharge given that the site is fully developed.

As discussed in Response X(a) above, surface run off would be governed by a SWPPP, including minimum BMP standards as required by the RWQCB and City of Sausalito Municipal Code. Furthermore, construction level designs would be required to meet Marin County Stormwater Pollution Prevention Program (MCSTOPP) standards and regulations for storm water runoff as required by the City of Sausalito. As such, the proposed project would not interfere substantially with ground water recharge. For these reasons, there would be no impact, and no mitigation is required.

(Sources: 1, 2, 3, 4, 5, 7, 9, 11)

	Significant Impact	*Less-Than-Significant With Mitigation Incorporation*	*Less-Than-Significant Impact*	*No Impact*
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) Result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐

Discussion:

Less Than Significant Impact: See Response X(a) above. The design and construction of new improvements are subject to review by the City Engineer and Department of Public Works and are subject to the requirements of the Marin County Stormwater Pollution Prevention Program (MCSTOPPP). The proposed improvements will require grading and removal of existing vegetation which could result in erosion and sediment which may be suspended in surface water runoff or tracked onto the adjacent roadway. The risk of substantial erosion or siltation as a result of the proposed improvements is generally low provided implementation of the condition of approval for the applicant to submit a detailed erosion control plan, for review and approval by the Department of Public Works prior to issuance of a Grading Permit. The erosion control plan would incorporate the minimum requirements outlined in the Marin County Stormwater Pollution Prevention Programs (MCSTOPPP) publication, 'Minimum Erosion/Sediment Control Measures for Small Construction Projects', and any additional measures recommended by the qualified professional. Additionally, the applicant would identify the Best Management

Practices (BMP's) to be incorporated into a Storm Water Pollution Prevention Plan (SWPPP) for the project, and include temporary BMP's to be implemented during grading and construction activities.

(Sources: 1, 2, 3, 4, 5, 7, 9, 11)

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐

Discussion:
Less Than Significant Impact: The proposed improvements will require excavation, grading and changes to existing surface drainage patterns and will increase the amount of impermeable surface area throughout the site. Construction of the project will result in impermeable surfaces that will increase surface run-off compared to existing conditions. The risk of a substantial increase in the rate or amount of surface runoff that would result in subsequent flooding due to the proposed improvements is low provided the mitigation measure below are incorporated into project design and construction.

It is required by Marin County and the City of Sausalito that the proposed development would not increase the discharged storm drain peak flow and volume. Bioretention basins, infiltration planters and underground storage (if required) would be designed to eliminate impacts to water quality and quantity downstream. As a condition of approval, a drainage plan and grading plan shall be submitted prior to issuance of a Building Permit which shows all existing and proposed drainage facilities serving the property from the residence to the final termination point(s). With implementation of this condition of approval, the potential impact is considered less than significant, and no mitigation is required.

(Sources: 1, 2, 3, 4, 5, 7, 9, 11)

iii) 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; or	☐	☐	☒	☐

Discussion:
Less Than Significant Impact: See Response X(c)(i) and (ii) above. The proposed improvements will change the existing surface drainage patterns and likely reduce the amount of sediment which may be suspended in surface water runoff. The site is currently undeveloped and thus polluted run-off from the site is not expected. The risk of the proposed improvements creating or contributing runoff water which would exceed the capacity of the existing stormwater drainage systems or providing substantial additional sources of polluted runoff is low provided the conditions of approval indicated in Response X(c)(i) and (ii) re implemented. Therefore, the potential impacts would be considered less than significant, and no further mitigation is required.

(Sources: 1, 2, 3, 4, 5, 7, 9, 11)

iv) Impede or redirect flood flows?	☐	☐	☐	☒

	Significant Impact	*Less-Than-Significant With Mitigation Incorporation*	*Less-Than-Significant Impact*	*No Impact*

Discussion:
No Impact: The project site is not located in a flood zone and thus would not impede flood flows. Stormwater collected and detention should be design by the project Civil Engineer.

(Sources: 1, 2, 3, 4, 5, 7, 9, 11)

d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒

Discussion:
No Impact: There would be no risk of inundation by seiche, tsunami or mudflow at the project site. In addition, there are no lakes, water towers or other water features that pose a rise of seiche near the building. The risk of the release of pollutants due to project inundation is very low. There would be no impact.

(Sources: 1, 2, 3, 4, 5, 7, 9, 11)

e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

Discussion:
No Impact: The project is not expected to conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Furthermore, the project would be required to satisfy Best Management Practices and Low Impact Development. For these reasons, there would be no impact.

(Sources: 1, 2, 3, 4, 5, 7, 9, 11, 19)

XI. LAND USE AND PLANNING

Would the project:

a. Physically divide an established community?	☐	☐	☐	☒

Discussion:
No impact: The project site is designated in the Sausalito General Plan for medium low density residential allowing up to 7.3 dwelling units per acre and is zoned Single-Family Residential (R-1-6) which allows for low density detached single family residential land use on a minimum 6,000 square foot parcel. The project would be constructed on an existing undeveloped parcel with a single-family home within an urbanized area. The project will not physically divide the existing residential neighborhood.
(Sources: 1, 2, 3, 4)

b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan,	☐	☐	☒	☐

local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Discussion:

Less Than Significant Impact: As discussed above in Section XI(a), the proposed single-family residential use would be consistent with the General Plan Land Use Map designation which allows a residential density at 7.3 dwelling units/acre. The project site is approximately 6,000 square feet where R-1-6 zoning requires a minimum lot size of 6,000 square feet.

The design of the residence and accessory dwelling unit would be governed by the following Sausalito General Plan Land Use & Growth Element and Community Design Policies:

- *LU-1.1.2 – Review all proposed development in accordance with city design policies and background discussed in the Community Design, Historic and Cultural Preservation Element.*
- *LU-1.12 - Accessory Dwelling Units. Provide opportunity for owners to legalize and construct accessory dwelling units if specified standards can be met.*
- *CD-2.2 - Steep Sloping Sites. Give special attention to the design considerations for proposed development on steeply sloped sites.*

The new residence would include a five-story structure with a detached subterranean garage with maximum structure heights approximately 31 feet 2-1/2 inches from the average level of the natural ground surface under the building to the highest point of the building on a 55 percent sloped lot.

Sausalito Municipal Code Section 10.54.050.E.E. requires Heightened Design Review of proposals at the upper end of the maximum coverage or floor area ratio (FAR) allowances of the Zoning Ordinance. Refer to Project's Compliance with Development Standards table below which shows the R-1-6 development standards and proposed project. Building coverage and floor area ratio exceed 80 percent of the development standards.

Project's Compliance with Development Standards

Development Standard	R-1-6	Proposed
ADU	Up to 800 square foot ADU allowed in compliance with setbacks	~267 sf
Minimum Parcel Size	6,000 sf	6,000 sf
Minimum Lot Width	50'	60'*
Setbacks		
Front (Cazneau Ave.)	0 feet	0 ft
Rear	15 ft	30' 9.25"

Side (North)	7 ft *	7’ 2.25”*
Side (South)	7 ft*	7’ 2.25”*
Maximum density	1 du/parcel + ADU	1 du/parcel + ADU
Maximum Height	32’	31’ 2.5”
Building Coverage	35%	32.4%
Floor Area Ratio (maximum)	.45	.45
Maximum impervious surface	67.5%	38.1%
**The setback requirement is increased because the structure exceeds forty feet in length. The minimum setback shall be increased at the rate of one foot for each five feet. (SMC Section 10.40.070 Setbacks and yards).*		

In order to meet the findings of Design Review, including the following Heightened Design Review findings, the Planning Commission may approve a home smaller, or with greater setbacks, or otherwise impose requirements that are more restrictive than those set forth in this chapter. For residential projects that require a discretionary design review and exceed 80 percent of the permitted floor area ratio (FAR) and/or building coverage limitations, the Planning Commission must determine whether or not the site can support maximum build-out, consistent with the following Heightened Design Review findings:

1. Proposed development of the site maximizes preservation of protected trees.
2. The site is configured with adequate width and depth to provide yard spaces and setbacks, proportional to the size of the structure.
3. The site will be developed in a manner that minimizes the obstruction of views from surrounding properties and public vantage points, with particular care taken to protect primary views.
4. The proposed development of the site presents no potential hazard to public safety in terms of vehicle traffic, pedestrian circulation, slope and tree stability, runoff, and public utilities.
5. The slope and topography of the site allow for limited excavation and minimal alteration to the site topography outside the footprint of structures.
6. The site will provide adequate guest parking either on site or within the immediate street frontage.
7. The proposed plan provides adequate landscaping to maximize privacy and minimize the appearance of bulk.

The Planning Commission has the approval authority to determine that the project is in compliance with the Design Review and Heightened Design Review findings. The potential impacts would be considered less than significant, and no further mitigation is required.

(Sources: 1, 2, 3, 4)

c. Conflict with any applicable habitat ☐ ☐ ☐ ☒

	Significant Impact	*Less-Than-Significant With Mitigation Incorporation*	*Less-Than-Significant Impact*	*No Impact*

conservation plan or natural community conservation plan?

Discussion:
No impact: There would be no conflict with a habitat conservation plan or natural community conservation plan, since no such plans have been developed on or adjacent to the site. No impacts are expected.

(Sources: 1, 2, 3, 4, 8)

XII. MINERAL RESOURCES

Would the project:

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒

Discussion:
No Impact: No known mineral resources would be impacted by the proposed project, which would be located on this undisturbed site located in the Monte Mar/Toyon area of Sausalito. There would be no impact.

(Sources: 1, 2, 3)

b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Discussion:
No Impact. The project site is located in the Mar Monte/Toyon area of Sausalito and is not identified in the General Plan as a mineral resource recovery site. There would be no impact.

(Sources: 1, 2, 3)

XIII. NOISE

Would the project result in:

a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable	☐	☐	☐	☒

	Significant Impact	*Less-Than-Significant With Mitigation Incorporation*	*Less-Than-Significant Impact*	*No Impact*

standards of other agencies?

Discussion:

No Impact: According to the City's Noise Contour Map, General Plan Figure 7-7, the project site is located in an area where exterior noise levels will be approximately 60 dB. According to the General Plan, residential uses generally have an exterior noise exposure of 60 dB. Based on this information, excessive noise impacts are not expected in association with the proposed project.

(Sources: 1, 2, 4)

b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐

Discussion

Less Than Significant: During excavation activities, **t**here is the potential that groundborne vibrations could impact the neighboring as they are within 20 to 30 feet of the proposed excavation. Impacts due to vibrations range from being a nuisance (e.g., can be felt by occupants within the neighboring homes) to causing damage to existing structures. The damage typically manifests as "cosmetic" (e.g., cracking in drywall, stucco and other brittle finishes) in more modern structures but can be more serious in older structures or if relatively high levels of vibration are induced by the work. As a condition of project approval, the applicant would be required to update the geotechnical report to address ground-borne vibrations and provide recommendations for reducing potential impacts. While specific recommendations would be provided by the Geotechnical Engineer-of-Record, this often includes:

- Incorporating a preconstruction survey with photographs of nearby structures/improvements to document their condition before construction.
- Establishing a vibration monitoring program which includes monitoring vibrations before and throughout construction. The monitoring before construction is used to establish "baseline" vibration levels that exist due to ambient conditions (e.g. due to traffic, etc.). The monitoring during construction documents what level of vibrations is caused by the work.
- Establishing "threshold" vibration levels and incorporating them into the Contract Documents. Threshold values are established based on the susceptibility of the existing improvements to vibration damage. Exceeding the threshold values could trigger a pause in work and adjusting the means/methods as required to reduce vibrations.
- Incorporating terms in which the Owner would be responsible for repairing cosmetic cracking/damage that may occur to neighboring properties as a result of their work.

With the condition of approval, exposure of people to groundbourne vibration or noise levels to less than significant.

(Source: 1, 2, 4, 27)

c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒

	Significant Impact	*Less-Than-Significant With Mitigation Incorporation*	*Less-Than-Significant Impact*	*No Impact*

Discussion:

No Impact: As a single-family residential use, the project would not create a substantial permanent increase in ambient noise levels above those levels that current exist in the vicinity. Therefore, there would be no impact**.**

(Source: 1, 2, 4)

d. A substantial temporary or periodic increase ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐

Discussion

Less Than Significant: The temporary use of construction equipment, necessary to complete the project, will likely generate a substantial increase in the ambient noise levels in the vicinity of the project. The construction of the proposed project would involve site preparation, grading and excavation, trenching, building erection, and paving. The hauling of excavated materials and construction materials would generate truck trips on local roadways as well.

To limit the potential impact on surrounding neighbors, the project will be required to comply withSausalito's Noise Ordinance that places time restrictions on construction operations which is as follows: The operation of construction, demolition, excavation, alteration or repair devices and equipment shall only take place during the following hours:

a) Weekdays: Between 8:00 a.m. and 6:00 p.m.
b) Saturdays: Between 9:00 a.m. and 5:00 p.m.
c) Sundays: Prohibited
d) Holidays officially recognized by the City of Sausalito not including Sundays: Prohibited.

Implementation of the following condition of approval would reduce construction noise levels emanating from the site, limit construction hours, and minimize disruption and annoyance.

- Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
- Unnecessary idling or internal combustion engines should be strictly prohibited.
- Locate stationary noise-generating equipment such as air compressors or portable power generators as far as possible from sensitive receptors.
- Utilize "quiet" air compressors and other stationary noise sources where technology exists.
- Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site.
- Notify all adjacent business, residences, and other noise-sensitive land uses of the construction schedule, in writing, and provide a written schedule of "noisy" construction activities to the adjacent land uses and nearby residences.
- Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule.

	Significant Impact	*Less-Than-Significant With Mitigation Incorporation*	*Less-Than-Significant Impact*	*No Impact*

Therefore, with implementation of conditions of approval, the potential project impacts regarding ambient noise levels during construction activities is considered less than significant.

(Sources: 1, 2, 3, 4)

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion:
No Impact: The project is located in Sausalito and not located within an airport land use plan or within two miles of an airport. Therefore, no impacts are anticipated.

(Sources: 1, 2, 3, 4)

f. For a project located within the vicinity of a private airstrip would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion
No Impact: The project is not located within the vicinity of a private airstrip. No impacts are anticipated.

(Source: 1, 2, 3, 4)

XIV. POPULATION AND HOUSING

Would the project:

a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒

Discussion:
No Impact: The proposed project includes one single-family residence and an accessory dwelling unit, 2 units, on a 6,000 square foot lot in an urbanized area within the General Plan area. The proposed General Plan allows 7.3 dwelling units per acre. At the current rate of 1.78 persons per household, the project is expected to increase the population by 3.5 persons or 4 persons. The project does not propose the extension of any roadways or

infrastructure such as water or sewer service, nor significantly expand any of those services in a fashion that would remove a barrier to growth that previously inhibited growth in the area. Further, the project does not propose new jobs or businesses that would attract more people to the area resulting in an indirect need for additional roadways or public services. Therefore, there is no impact.

(Sources: 1, 2, 3, 4)

b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion:
No Impact: The subject property is currently an undeveloped vacant site. The proposed project involves development of one single family residence and an accessory dwelling unit on an existing Single-Family Residential (R-1-6) zoned site. Proposed infrastructure improvements, including site drainage and utilities would be necessary but would be constructed in a residential neighborhood where previous disturbance for these components has occurred. No housing units would be impacted by the proposed project. Therefore, there would be no impact, and no mitigation is required.

(Sources: 1, 2, 3, 4)

XV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a. Fire protection?	☐	☐	☐	☒

Discussion:
No Impact: The proposed project is considered an urban infill development of a single-family residence and an accessory dwelling unit on a 6,000 square foot site. The existing site is currently serviced by the Southern Marin Fire Protection District Sausalito Fire Station #1, located approximately 0.7 miles to the east at 333 Johnson Street. The proposed project would not be of a scale to require new or physically altered government facilities, nor would it impact the quality of service, response times or other performance objectives for any of the public services. For these reasons, there would be no impact.

(Sources: 1, 2, 3, 4, 9)

	Significant Impact	*Less-Than-Significant With Mitigation Incorporation*	*Less-Than-Significant Impact*	*No Impact*
b. Police protection?	☐	☐	☐	☒

Discussion:
No Impact: The Sausalito Police Department currently provides police protection to the property. The proposed project would not be of a scale to require new or physically altered government facilities, nor would it impact the quality of service, response times or other performance objectives for any of the public services. Therefore, there would be no impact.

(Sources: 1, 2, 3, 4)

c. Schools?	☐	☐	☒	☐

Discussion:
Less Than Significant Impact: The project site is located in the Monte Mar Vista/Toyon neighborhood and is served is served by two public school districts. The Sausalito Marin City School District educates children from kindergarten through eighth grades at two schools, the Bayside Martin Luther King, Jr. Academy and the Willow Creek Academy public charter school. Tamalpais Union High School District serves grades 9 through 12 at Tamalpais High School. Alternative public schools for students grades 9 through 12 with special learning needs are available at San Andreas School in Larkspur. The proposed project includes the development of one new single-family residence and one accessory dwelling unit. Mitigation for impacts on schools is governed by Government Code Section 65995(h), which states that the payment or satisfaction of a fee, charge, or other requirement levied or imposed pursuant to Section 17620 of the Education Code is deemed to be full and complete mitigation of the impacts for the planning, use, development, or the provision of adequate school facilities. Likewise, Section 65996(b) states that the provisions of the Government Code provide full and complete school facilities mitigation. The City collects school impact fees prior to the issuance of building permits. For the minimal amount of children that two dwelling units could generate, potential impacts are considered less than significant..

(Sources: 1, 2, 3, 4)

d. Parks?	☐	☐	☒	☐

Discussion:
Less Than Significant Impact: The proposed project includes the construction of one single-family residence and an accessory dwelling unit which would result in an increase in population on average of four persons which is not considered an increase in demand for public services such as parks. Existing Sausalito Parks and Recreation facilities within close proximity to the project site include: Cazneau Park 0.4 miles away, George Rocky Graham Park 1.3 miles away, Langendorf Park 2.6 miles away, Dunphy Park 2.7 miles away, Robin Sweeney Park 2.8 miles away and Gabrielson Park, 3.3 miles away from the project site. Within the City of Sausalito corporate limits, there are a total of 18 parks and recreational facilities at City Hall.

Access and demand for existing parks in this area would not substantially increase over existing use patterns and would not result in substantial adverse physical impacts as a result of this project. This increase would have a minor increase on the City's public services. However, this increase would be small, and would not have significant impacts on the existing infrastructure. As part of final project approvals, the project would be required to comply with all City of Sausalito fees, including Construction Impact Fees, as required for permit issuance. For these reasons, the impact would be considered less than significant, and no mitigation is required.

	Significant Impact	*Less-Than-Significant With Mitigation Incorporation*	*Less-Than-Significant Impact*	*No Impact*

(Sources: 1, 2, 3, 4)

e. Other public facilities? ☐ ☐ ☒ ☐

Discussion:
Less Than Significant Impact: As indicated in response XV(d). above, the increase on public facilities as a result of this project is small. This increase would have a minor increase on the City's public services. However, this increase would be small, and would not have significant impacts on the existing infrastructure. Access and demand for existing public facilities in this area would not substantially increase over existing use patterns which would not result in substantial adverse physical impacts. For these reasons, the impact would be considered less than significant and no mitigation is required.

(Sources: 1, 2, 3, 4)

XVI. RECREATION

a. Would the project 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? ☐ ☐ ☒ ☐

Discussion:
Less Than Significant Impact: See Response XV(d) above. the proposed project's impact on existing neighborhood and regional parks would be less than significant. Development of the site would be consistent with the development density contemplated and analyzed in the Sausalito General Plan, and thus would not result in new impacts not previously identified. Therefore, the impact would be considered less than significant, and no mitigation is required.

(Sources: 1, 2, 3, 4)

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? ☐ ☐ ☒ ☐

Discussion:
Less Than Significant Impact: See Response XV(d) and XV(a) above. The proposed project includes open space/passive recreation areas, approximately 1,515 square feet, in the form of private decks/patios for the primary dwelling unit, and approximately 313 square feet of patio/porch area for the accessory dwelling unit. Development of the site would be consistent with the development density contemplated and analyzed in the Sausalito General Plan, and thus would not result in new impacts not previously identified. Therefore, the proposed project would not require additional demand for recreation facilities and the impact would be considered less than significant, and no mitigation is required.

(Sources: 1, 2, 3, 4)

	Significant Impact	*Less-Than-Significant With Mitigation Incorporation*	*Less-Than-Significant Impact*	*No Impact*

XVII. TRANSPORTATION

Would the project:

a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle and pedestrian facilities?	☐	☐	☒	☐

Discussion:
Less than Significant Impact: The proposed increase of one single family residential unit and an accessory dwelling unit on the subject parcel would not substantially increase traffic on Cazneau Avenue. The Sausalito General Plan recognizes Cazneau Avenue as a local residential street. According to studies conducted by the Institute of Transportation Engineers, a given residential unit is expected to create approximately 10 vehicular trips per day. This addition of vehicular trips to an existing residential area is not expected to substantially alter the current traffic flow on Cazneau Avenue. Therefore, the proposed project would not be in conflict with circulation programs, plan, ordinance or policies resulting in a less than significant impact, and no mitigation is required.

(Sources: 1, 2, 3, 4)

b. Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒

Discussion:
No Impact: The project does not conflict with the County's congestion management program for Cazneau Avenue. No impacts would result from the project.

(Sources: 1, 2, 3, 4, 9)

c. Result in a change to air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒

Discussion:
No Impact: Given the residential use proposed on the site, the project does not have the potential to impact or change air traffic patterns, nor is it located in the vicinity of an airport or airstrip. No impacts would result from the project.

(Sources: 1, 2, 3, 4)

	Significant Impact	*Less-Than-Significant With Mitigation Incorporation*	*Less-Than-Significant Impact*	*No Impact*
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒

Discussion:
No Impact: The proposed project would accommodate two standard off-street parking spaces in the subterranean garage and three spaces on the associated driveway of which both have access from Cazneau Avenue. This parking complies with the requirement of two parking spaces per dwelling unit as outlined in the Sausalito Municipal Code. Per Sausalito Municipal Code Section 10.44.080.E.14.d, parking is not required for the interior accessory dwelling unit. All of the on-site parking meets the minimum dimensions required for safe clearance, circulation, and maneuverability. The project has been reviewed by City departments and no hazardous design features were identified. Therefore, there is no impact.

(Sources: 1, 2, 3, 4)

e. Result in inadequate emergency access?	☐	☐	☒	☐

Discussion:
Less than Significant: The project plans propose a single-family residence and accessory dwelling unit on a vacant lot with access to Cazneau Avenue which have been reviewed by City departments and the Southern Marin Fire District. In order to reduce any traffic and parking congestion generated by the construction of the project and to provide access on the local streets for emergency access, the following conditions of approval will be imposed on the project:

- All measures must be taken to reduce parking and congestion impacts on neighborhoods, including utilizing all on-site parking that is available, staggering trades and staging the work in phases and utilizing City parking lots for resident's vehicles and tradespeople's vehicles and requiring tradespeople to bike or walk to the job site. To utilize City parking lots to store resident or tradespeople's vehicles contact Lieutenant Stacie Gregory (sgregory@sausalito.gov) to secure the appropriate permits.
- Prior to issuance of a Building Permit, a construction staging plan and construction schedule shall be submitted for review by the City Engineer. The locations of construction materials, equipment, vehicles, debris box, portable restrooms, etc. shall be depicted. Applicant must provide approved plans to property owners adjacent to the subject property not less than one week prior to commencement of construction activities.
- The construction staging plan and construction schedule shall be revised to coordinate with other projects in the vicinity which may be ongoing or commence during the duration of this work.

With the implementation of the above conditions of approval, it has been determined that the proposed project would have adequate emergency access. The impact is considered less than significant, and no mitigation is required.

(Sources: 1, 2, 3, 4)

f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the

	Significant Impact	*Less-Than-Significant With Mitigation Incorporation*	*Less-Than-Significant Impact*	*No Impact*
performance or safety of such facilities?	☐	☐	☒	☐

Discussion:

Less Than Significant Impact: The proposed project is an urban infill development within the Monte Mar Vista/Toyon Terraces area of Sausalito and would be consistent with General Plan in terms of land use and intensity. The proposed project proposes street frontage improvements along Cazneau Avenue which would be required to comply with Sausalito design guidelines, City standards and require appropriate application materials for permit issuance. To maintain clear sight lines, any residential landscaping must be designed to ensure that adequate sight lines would be maintained. Conditions of approval would be implemented to ensure specific project design features comply with City of Sausalito Department of Public Works requirements. Therefore, the impact is considered less than significant, and no mitigation is required.

(Sources: 1, 2, 3, 4, 9)

XVIII. TRIBAL CULTURAL RESOURCES

a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	☐	☒	☐	☐
i. 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), or				
ii. A 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. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?				

Discussion:

Less Than Significant Impact with Mitigation Incorporation: A search of records and maps on file was conducted at the Northwest Information Center (NWIC) at Sonoma State University in Rohnert Park, California by ARS. The NWIC is a repository of all cultural resources site records, previously conducted cultural resources

investigations, and historic information concerning cultural resources for 18 counties, including Marin County. The purpose of this records search was to compile information pertaining to the locations of previously recorded cultural resources and prior cultural resources studies within a 1-mile radius of the project vicinity that inform the cultural resources sensitivity of the project.

Pursuant to AB 52, the scope of the evaluation at the project level should include consultation with Native American representatives identified by the Native American Heritage Commission (NAHC) for areas outside of reservations, and with Tribal representatives of federally recognized Tribes where projects are located near or within lands associated with federally recognized Tribes. The consultation should be undertaken and be consistent with most recent guidance provided by the Office of Planning and Research. The purpose of the consultation is to identify Tribal cultural resources and ensure that such resources are taken into consideration in the planning process.

The Native American Heritage Commission (NAHC) was contacted by formal letter by the City of Sausalito on May 23, 2021. A search of the Sacred Lands File housed at the NAHC did not indicate the presence of any Native American cultural resources in the vicinity of the Project Letters and associated maps were sent to individuals listed by the NAHC including Buffy McQuillen, Federated Indians of Graton Rancheria's (FIGR) Tribal Heritage Preservation Officer (THPO). In the FIGR response dated May 26, 2021, the FIGR requested project mitigations related to the environmental review and permitting review. To date, no tribal cultural resources were identified within the project area.

Although construction of the proposed project would have no impact on known tribal cultural resources, there is a possibility that previously unidentified resources and subsurface deposits could be found within the project area. If present, excavation, grading, and movement of heavy construction vehicles and equipment could expose, disturb or damage any such previously unrecorded tribal cultural resources. Because the possibility of encountering archaeological resources during construction cannot be completely discounted, the impact related to the potential disturbance or damage of previously undiscovered archaeological resources, if present, could be significant.

> **Mitigation Measure TRIBAL-1: Protect Human Remains Identified During Construction.** The Project proponent shall treat any human remains and associated or unassociated funerary objects discovered during soil-disturbing activities according to applicable State laws. Such treatment includes work stoppage and immediate notification of the Marin County Coroner and qualified archaeologist, and in the event that the Coroner's determination that the human remains are Native American, notification of NAHC according to the requirements in PRC Section 5097.98. NAHC would appoint a Most Likely Descendant ("MLD"). A qualified archaeologist, Project proponent, County of Marin, and MLD shall make all reasonable efforts to develop an agreement for the treatment, with appropriate dignity, of any human remains and associated or unassociated funerary objects (CEQA Guidelines Section 15064.5[d]). The agreement would take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, and final disposition of the human remains and associated or unassociated funerary objects. The PRC allows 48 hours to reach agreement on these matters.
>
> If significant tribal cultural resources are identified onsite, all work shall stop immediately within 50 feet of the resource(s) and the project applicant must comply with all relevant State and City policies and procedures prescribed under PRC Section 21074.

	Significant Impact	*Less-Than-Significant With Mitigation Incorporation*	*Less-Than-Significant Impact*	*No Impact*

Implementation of the above Mitigation Measure TRIBAL-1 will reduce the potential impact to less than significant levels and no further mitigation is required.

(Sources: 1, 2, 3, 4, 10, 25, 26)

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

a. Require or result in the relocation or construction of new or expanded water, wastewater treatment facilities or storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐

Discussion:
Less Than Significant Impact: The project site is within the Monte Mar Vista/Toyon neighborhood which is served by the Sausalito-Marin City Sanitary District (SMCSD), which provides sanitary sewer service to Sausalito area. Wastewater is transmitted to the SMCSD treatment facility, located at 1 East Road in Sausalito. The SMCSD would provide service to the project site. The SMCSD has reviewed the project, provided comments, and will require that the development project submit an Application for Allocation of Capacity and pay sewer connection fees prior to submittal of a building permit. The project design incorporates sanitary sewer infrastructure that connects to the residence to the current SMCSD sanitary system. The proposed project would not conflict with the existing capacity of wastewater delivery to SMCSD or the ability of the wastewater treatment facility to treat the additional wastewater generated by the project. For these reasons, the impact is considered less than significant, and no mitigation is required.

(Sources: 1, 2, 3, 4, 20)

b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐

Discussion:
Less Than Significant Impact: See discussion in Section XIX(a), above. Marin Municipal Water District (MMWD) would provide water to the project site for the new residence and accessory dwelling unit. MMWD has indicated that providing water service to the new residential development building would not impair the District's ability to service the property. For this reason, the impact is considered less than significant, and no mitigation is required.

(Sources: 1, 2, 3, 4, 21)

	Significant Impact	*Less-Than-Significant With Mitigation Incorporation*	*Less-Than-Significant Impact*	*No Impact*
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐

Discussion:

Less Than Significant Impact: See discussion in Section XIX(a) and (b), above. The SMCSD would provide wastewater services to the proposed project and has adequate facilities to accommodate the proposed use at the project site. Wastewater generation and impacts on the SMCSD have been addressed in the in the Sausalito General Plan. Providing service to the project site would not result in impacts to the SMCSD facility at 1 East Road. The SMCSD has reviewed the project and provided comments, indicating that the proposed project is required to pay connection fees as required. Thus, no additional impacts to wastewater treatment capacity would result from the proposed project and impacts would be considered less than significant, and no mitigation is required.

(Sources: 1, 2, 3, 4, 20)

d. 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?	☐	☐	☒	☐

Discussion:

Less Than Significant Impact: Solid waste collected within the City of Sausalito is disposed of at the Redwood Landfill in Novato. The Redwood Landfill is a fully permitted Class III disposal site located approximately 25 miles north of the project site, and is used for solid waste disposal, including solid waste from the City of Sausalito. The Redwood Landfill site consists of 420 acres of which 222.5 acres are dedicated to waste disposal and the balance supports Composting, Recycling, and Operations facilities. The Redwood Landfill has a permitted capacity of 19,100,000 cubic yards. Nearly one-half of the materials brought to the site are reused or recycled, contributing to one-third of the recycling that occurs in Marin County. Redwood Landfill is permitted to accept 2,310 tons of material daily. A single-family residence and an accessory dwelling unit would not significantly change the amount of solid waste generated within the City because the development would not significantly change the number of people living within the City as planned in the City's General Plan population counts and would not significantly alter the amount of waste generated within the City. As the project would be consistent with the existing General Plan, potential impacts are considered less than significant, and no mitigation is required.

(Sources: 1, 2, 3, 4, 20)

e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Discussion:

Less Than Significant Impact: See discussion in Section XIX(d), above. Solid waste disposal services for the project site would be handled by Sausalito Marin City Sanitary Service and the Richmond Landfill. Both entities are subject to the California Integrated Waste Management Act to meet state waste diversion goals. Both entities offer recycling services to minimize the solid waste that is deposited it the landfill. Bay Refuse Service offers curbside recycling and green waste composting. The Richmond Landfill recycles approximately 50 percent of the materials brought to the landfill site. The proposed project would be served by these entities and the existing recycling and waste reduction programs which comply with the California Integrated Waste Management Act.

The Marin Hazardous and Solid Waste Joint Powers Authority (JPA) provides hazardous waste collection, recycling, and disposal information to ensure compliance with state recycling mandates. The Marin County Department of Public Works/Waste Management administers the JPA. The JPA comprises the cities and towns of Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito, and Tiburon, and the County of Marin. The JPA's purpose is to ensure Marin's compliance with the California Integrated Waste Management Act and its waste reduction mandates. The project would comply with the JPA through the recycling and waste reduction services provided by Marin Sanitary Service and the Richmond Landfill. Therefore, potential impacts are considered less than significant and no mitigation is required.

(Sources: 1, 2, 3, 4, 20)

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

Discussion:

Less Than Significant Impact: The project site is not located in or near a state responsibility area or on lands classified as very high fire severity zones. The proposed project has been reviewed by City of Sausalito departments and the Southern Marin Fire District, who did not indicate the project would substantially impair an adopted emergency response plan or emergency evacuation plan. As a single-family residential project, it would be required to comply with typical residential design standards for new construction. Therefore, the impact is considered less than significant, and no mitigation is required.

(Sources: 1, 2, 3, 4)

b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐

Discussion:

Less Than Significant Impact: The project site is located in an urbanized area and not in or near a state responsibility area or on or near lands classified as very high fire severity zones. While the project site is in the

WUI and is steeply sloped, it will be developed pursuant to City of Sausalito development standards for new construction, including installation of fire sprinklers and fire-retardant building materials. As a condition of approval, a Vegetation Management Plan which provides defensible space for all proposed plantings is required for submittal which meets applicable Fire Codes as established in the Fire Safe Marin Guidelines. With implementation of this condition of approval, the impact is considered less than significant, and no mitigation is required.

(Sources: 1, 2, 3, 4, 9)

c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐

Discussion:
Less Than Significant Impact: As discussed in this Initial Study, the proposed project would be required to meet development standards for a new residence and accessory dwelling unit, including access from Cazneau Avenue, improvements fronting the road in the public right-of-way, site drainage, fire suppression, sanitary service, and water service. The proposed project has been reviewed by City departments and Southern Marin Fire District as well as any service agency needed for approval of project improvements and services. As the project site is considered an infill development and located within a wildland urban interface zone, with implementation of conditions of approval, the impact is considered less than significant, and no mitigation is required.

(Sources: 1, 2, 3, 4, 9)

d. 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.	☐	☐	☒	☐

Discussion:
Less Than Significant Impact: As discussed in this Initial Study, the proposed project would be required to meet development standards for new residential development, including site drainage, egress/ingress, and fire suppression. The proposed project has been reviewed by City departments as well as any service agency needed for approval of project improvements and services. As the project site is considered an infill development and is in the wildfire urban interface zone, will be constructed to specific fire standards and must implement standard conditions of approval.

As indicated in the VII.a.iv., Geology and Soils section above, the site and proposed building area are located on steeply sloping terrain and are traversed by a landslide that was identified during regional geologic mapping and as part of the field investigation by JCHA. The ground surface above the proposed residence slopes at about 1.3:1 to 1.5:1 (horizontal:vertical) with the relatively steep slope extending into the property to the west (above the site). Within the areas upslope of the planned residence, the near-surface soils and bedrock may be prone to erosion, shallow sloughing and raveling which could result in debris impact to the rear of the structure.

Firm Franciscan bedrock was encountered at depths of about three to seven feet in the six borings which were

completed as part of the JCHA field investigation. Preliminary grading plans indicate the majority of the existing landslide will likely be removed as part of the relatively deep excavations that are planned for the new residence. Additionally, the plans indicate cuts and fills for the new structure will be supported by retaining walls. However, the plans do not currently include measures for mitigating potential slope instability which may occur upslope of the residence. Design criteria for landslide mitigation and the debris barrier would be provided by the project Geotechnical Engineer. The project Geotechnical Engineer would review the Design Drawings with the City Engineer prior to issuance of a Building Permit to confirm the intent of their recommendations related to potential slope instability are properly incorporated. Therefore, the risk of damage to the planned improvements due to slope instability is generally considered moderate with implementation of standard conditions of approval to reduce potential impacts to less than significant.

(Sources 1, 2, 3, 4, 5, 7, 9, 27)

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.

a. *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*	☐	☐	☒	☐

Discussion:

Less Than Significant Impact with Mitigation Incorporation: The proposed project, with implementation of the proposed mitigation measures, would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. As discussed above, the proposed project would be located on a site that has not been disturbed or developed, thought surrounding properties have been developed for single family residences. Where potential impacts to wildlife or plant communities would occur, proposed mitigation measures in Section V. Biology would ensure that they would be reduce to less than significant levels. For these reasons, the impact would be considered less than significant after mitigation incorporation and no further mitigation would be required.

(Sources: 1-27)

b. *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in*	☐	☐	☒	☐

	Significant Impact	*Less-Than-Significant With Mitigation Incorporation*	*Less-Than-Significant Impact*	*No Impact*

connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Discussion:

Less Than Significant Impact: As summarized throughout this Initial Study, the project would have minor potential environmental impacts which can be mitigated to less than significant levels. Potential cumulative impacts would be limited due to the small scale of the development and site improvements. The proposed project would be considered "in-fill" development and would not have a substantial cumulative development impact. For these reasons, the impact would be considered less than significant, and no further mitigation would be required.

(Sources: 1-27)

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion:

Less Than Significant Impact: As summarized throughout this Initial Study, the project would not result in substantial environmental effects on human beings. Mitigation measures are identified in this Initial Study to reduce potentially significant impacts related to air quality, biological resources, cultural resources, geology and soils, noise, tribal cultural resources, and wildfire. The proposed project would be considered "in-fill" development and would not have a substantial development impact either directly or indirectly on human beings. For these reasons, the impact would be considered less than significant, and no further mitigation would be required.

(Sources: 1-27)

SOURCE REFERENCES

The following is a list of references used in the preparation of this document. Unless attached herein, copies of all reference reports, memorandums and letters are on file with the City of Sausalito Department of Community Development. References to Publications prepared by Federal or State agencies may be found with the agency responsible for providing such information.

1. City of Sausalito General Plan 2020, adopted February 9, 2021, https://www.sausalitogeneralplan.org/

2. City of Sausalito General Zoning Ordinance, adopted September 1992; as amended May 1996, https://www.sausalito.gov/departments/community-development/zoning-ordinance

3. Marin County GIS; Marin Map; www.marinmap.org, accessed May 2021.

4. Application Packet submitted by Millard Arterberry, McCoy Architecture, Inc., dated June 9, 2021, including site plan, architectural plans, landscape plans, civil plans, and additional materials and exhibits, *Site Plan*, https://saus-trk.aspgov.com/eTRAKiT/Search/project.aspx, *Architectural Plans*, https://saus-trk.aspgov.com/eTRAKiT/Search/project.aspx, *Civil Survey/Landscape Plans*, https://saus-trk.aspgov.com/eTRAKiT/Search/project.aspx, *Photos*, https://saus-trk.aspgov.com/eTRAKiT/Search/project.aspx

5. Storm Water Management & Hydrology/Hydraulic Calculations, Husein Residence – 177 Cazneau Avenue, Sausalito, Firma Design Group, November 2017 https://saus-trk.aspgov.com/eTRAKiT/Search/project.aspx

6. Arborist Report, 177 Cazneau Avenue, Sausalito, California, Dr. Kent Julin, ISA Certified Arborist, August 21, 2020, revised June 15, 2021; https://saus-trk.aspgov.com/eTRAKiT/Search/project.aspx

7. Geotechnical Investigation, prepared by Hom & Associates, dated February 15, 2017, https://saus-trk.aspgov.com/eTRAKiT/Search/project.aspx

8. Biological Resources Assessment, WRA, Inc., May 22, 2021, https://saus-trk.aspgov.com/eTRAKiT/Search/project.aspx
9. Inter-departmental Memoranda: 1) Public Works Department, June 11, 2021, https://saus-trk.aspgov.com/eTRAKiT/Search/project.aspx

10. Formal Request for Tribal Consultation Pursuant to the California Environmental Quality Act on 177 Cazneau Avenue, Sausalito, CA, City of Sausalito Planning Division, Federated Indians of Graton Rancheria, Buffy McQuillen, THPO/NAGPRA, May 23, 2021, https://saus-trk.aspgov.com/eTRAKiT/Search/project.aspx

11. Geology/Soil & Hydrology/Water Quality CEQA Evaluation, Miller Pacific Engineering Group, dated May 13, 2021, https://saus-trk.aspgov.com/eTRAKiT/Search/project.aspx

12. CEQA Guidelines, Bay Area Air Quality Management District, 2017, https://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en

13. Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM). Flood Insurance Rate Map, Marin County, California, Revised March 16, 2016, https://www.fema.gov/flood-maps

14. Association of Bay Area Governments, Alquist-Priolo Earthquake Fault Zoning and Hazard Maps, accessed May 12, 2021, https://ccmap.cccounty.us/arcgis/rest/services/Hazards/Liquefaction/MapServer/15

15. Marin Municipal Water District 2015 Urban Water Management Plan, accessed May 17, 2021, https://www.marinwater.org/sites/default/files/2020-09/2015%20UWMP%20Final%20Report.pdf

16. California Drought Portal, www.drought.ca.gov, accessed May 27, 2021

17. BAAQMD website: http://www.baaqmd.gov/, accessed May 27, 2021

18. Redwood Landfill website: http://redwoodlandfill.wm.com, accessed May 27, 2021

19. MCSTOPP website: http://www.marincounty.org/depts/pw/divisions/mcstopp, accessed May 27, 2021

20. Sausalito-Marin City Sanitary District letter, dated March 9, 2018, https://saus-trk.aspgov.com/eTRAKiT/Search/project.aspx

21. Marin Municipal Water District, Water Availability Letter, dated March 14, 2018, https://saus-trk.aspgov.com/eTRAKiT/Search/project.aspx

22. Pacific Gas & Electric Letter, dated March 13, 2018, https://saus-trk.aspgov.com/eTRAKiT/Search/project.aspx

23. City of Sausalito Climate Action Plan, 2015, https://www.sausalito.gov/home/showdocument?id=17750

24. City of Sausalito Low Emissions Action Plan (LEAP), 2020, https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/526023/Attachment_1.pdf

25. Graton Rancheria Response Letter, dated May 26, 2021, https://saus-trk.aspgov.com/eTRAKiT/Search/project.aspx

26. Northwest Information Center (NWIC) Record Search Results, dated May 28, 2021, https://saus-trk.aspgov.com/eTRAKiT/Search/project.aspx

27. Peer Review, Miller Pacific Engineering Group, dated May 14, 2021, https://saus-trk.aspgov.com/eTRAKiT/Search/project.aspx

PROJECT SPONSOR'S INCORPORATION OF MITIGATION MEASURES

As the project sponsor or the authorized agent of the project sponsor, I, _____, undersigned, have reviewed the Initial Study for the 177 Cazneau Avenue project and have particularly reviewed all mitigation measures and monitoring programs identified herein. I accept the findings of the Initial Study and mitigation measures and hereby agree to modify the proposed project applications now on file with the City of Sausalito to include and incorporate all mitigation measures and monitoring programs set out in this Initial Study.

_____ _____

Property Owner (authorized agent) Date

DETERMINATION FOR PROJECT

On the basis of this Initial Study and Environmental Checklist I find that the proposed project could have a Potentially Significant Effect on the environment; however, the aforementioned mitigation measures to be performed by the property owner (authorized agent) will reduce the potential environmental impacts to a point where no significant effects on the environment will occur. A Mitigated Negative Declaration will be prepared.

Signature	Date
Printed Name	Title

REPORT AUTHOR

Lorraine Weiss, Principal
Lorraine Weiss Design & Development Review for the
City of Sausalito, Community Development Department