

RESOLUTION NO. 2021-24

**RESOLUTION OF THE SAUSALITO PLANNING COMMISSION
APPROVING THE LANGSAM BUILDING REPLACEMENT ENVIRONMENTAL
STUDY/MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING
PROGRAM AT 719-725 BRIDGEWAY (LANGSAM BUILDING REPLACEMENT
PROJECT) (DR-CUP-EA-TM-TRP-SP-VAR 17-487)**

WHEREAS, on December 21, 2017 an application has filed by the applicant, Michael Rex on behalf of property owner Langsam Properties 1, LLC, requesting the demolition of an existing mixed-use building and the construction of a new 4,948 square foot mixed-use building at 719-725 Bridgeway (APN 065-171-21); and

WHEREAS, the *Langsam Building Replacement Project Initial Study/Mitigated Negative Declaration (IS/MND)* was prepared pursuant to the California Environmental Quality Act (CEQA) to evaluate potential environmental impacts of the project and was circulated between February 18, 2020 and March 18, 2020 with comments received and responded to; and

WHEREAS, a final draft of the *Langsam Building Replacement Project IS/MND* was prepared with corrections, deletions, and revisions pursuant to CEQA and was published February 26, 2021; and

WHEREAS, a public notice was published in the Marin Independent Journal and mailed to property owners within 300 feet of the project site regarding the availability of the *IS/MND* and the public period on the document; and

WHEREAS, the Planning Commission reviewed and considered the Final Draft *Langsam Building Replacement Project IS/MND*, and the Mitigation Monitoring Program and finds that the mitigation measures effectively mitigate the project's potential environmental impacts to a less than significant level; and

WHEREAS, the Planning Commission conducted a duly-notice public hearing on the *Langsam Building Replacement Project IS/MND* on March 3, 2021, at which time all interested persons were given an opportunity to be heard and continued the item to a date unceratin; and

WHEREAS, the Planning Commission conducted a duly-notice public hearing on the *Langsam Building Replacement Project IS/MND* on September 22, 2021, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission has considered all oral and written testimony on the subject application; and

WHEREAS, the Planning Commission has reviewed and considered the information contained in the staff reports dated March 3, 2021 and September 22, 2021

for the project; and

WHEREAS, on the basis of the whole record before the Planning Commission, there is no substantial evidence that the project will have a significant effect on the environment with the incorporation of the mitigation measures; and

WHEREAS, the *IS/MND* constitute a complete, accurate, adequate, and good faith effort at full disclosure under CEQA, have been completed in compliance with CEQA, and reflect the Planning Commission's independent judgment and analysis; and

WHEREAS, on the basis of the whole record before the Planning Commission, there is no substantial evidence that the project will have a significant effect on the environment with the incorporation of the mitigation measures.

NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES:

Section 1. The *Final Draft Langsam Building Replacement Project Initial Study/Mitigated Negative Declaration* dated February 2021 (Attachment 1) is approved.

Section 2. The Mitigation Monitoring and Reporting Program dated February 2021 (Attachment 2) is approved.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Sausalito Planning Commission on the 22nd day of September, 2021, by the following vote:

AYES: Commissioner: Graef, Luxenberg, Junius, Chair Feller
NOES: Commissioner: None
ABSENT: Commissioner: Saad
SABSTAIN: Commissioner: None



Lilly Whalen
Secretary to the Planning Commission

EXHIBITS

- A. Langsam Building Replacement Project Initial Study/Mitigated Negative Declaration, February 2021
- B. Mitigation Monitoring and Reporting Program, February 25, 2021

**SAUSALITO PLANNING COMMISSION NO. 2021-24
September 22, 2021
719 - 725 Bridgeway
(DR-CUP-EA-TM-TRP-SP-VAR 17-487)**

EXHIBIT A:

***LANGSAM BUILDING REPLACEMENT PROJECT FINAL DRAFT INITIAL STUDY/MITIGATED
NEGATIVE DECLARATION, DATED FEBRUARY 2021***

FINAL DRAFT

INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

LANGSAM BUILDING REPLACEMENT PROJECT

Prepared for:

City of Sausalito

COMMUNITY DEVELOPMENT DEPARTMENT
420 LITHO STREET
SAUSALITO, CA 94965

PREPARED BY:

LAMPHIER – GREGORY
1944 EMBARCADERO
OAKLAND, CA 94606



FEBRUARY 2021

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INTRODUCTION TO THIS DOCUMENT

The California Environmental Quality Act (California Public Resources Code §21000, CEQA), enacted in 1972, requires the environmental consequences of all projects needing discretionary approval by local, regional or state governmental agencies be disclosed to the public and taken into account before approvals can be granted. Approval of the Langsam Building Replacement Project (“Project”) is considered a discretionary action by the City of Sausalito, requiring an appropriate level of environmental analysis and documentation for compliance with CEQA.

This document serves as the Initial Study for the Project. Per CEQA Guidelines Section 15063, the Lead Agency (City of Sausalito) shall conduct an Initial Study to determine if the project may have a significant impact on the environment. The purposes of an Initial Study are to provide the Lead Agency with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR) or a Mitigated Negative Declaration. The Initial Study is also used to enable the project applicant or the Lead Agency to modify a project by mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a Negative Declaration. An Initial Study can also serve to focus the EIR on the effects determined to be significant, identifying the effects determined not to be significant, and for other reasons.

This document is organized in three sections as follows:

- **Introduction and Project Description.** This section introduces the document and discusses the project description including location, setting, and specifics of the lead agency and contacts.
- **Mitigated Negative Declaration.** This section lists the impacts and mitigation measures identified in the Initial Study and proposes findings that would allow adoption of this document as the CEQA review document for the proposed project.
- **Initial Study.** This section discusses the CEQA environmental topics and checklist questions and identifies the potential for impacts and proposed mitigation measures to avoid these impacts.

PUBLIC REVIEW

The Initial Study and Proposed Mitigated Negative Declaration will be circulated for a 30-day public review period. Written comments may be submitted to the following address:

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

Adoption of the Mitigated Negative Declaration does not constitute approval of the project itself, which is a separate action to be taken by the approval body. Approval of the Project can take place only after the Mitigated Negative Declaration has been adopted.

PROJECT INFORMATION

1. PROJECT TITLE: Langsam Building Replacement Project

2. PROJECT ENTITLEMENTS: The project requires several approvals from the City of Sausalito’s decision-making bodies including the Historic Preservation Commission, Planning Commission and City Council as indicated in the table below:

Request	Reviewing Body	Notes
Certificate of Appropriateness (C of A)	Historic Preservation Commission (HPC)	<ul style="list-style-type: none"> • HPC provides input on the IS/MND • HPC considers C of A and IS/MND before project goes to PC • HPC reviews signage under the C of A
Design Review Permit	Planning Commission (PC)	Required for any commercial, industrial or similar structure proposed for construction
Conditional Use Permit (CUP) for “formula retail”	Planning Commission	Napa Farms Market is proposed for the ground floor commercial space
CUP for Waiver or Reduction of Parking Requirements	Planning Commission	Applicant requests utilization of the Sausalito Downtown Parking Survey and Shared Parking Model by Robert Harrison
Sign Permit	Historic Preservation Commission; Planning Commission	<ul style="list-style-type: none"> • HPC reviews signage as part of the C of A; • PC reviews signage with other requests concurrently
Tree Removal Permit	Planning Commission	
Encroachment Agreement for bay windows and signage extending into the public right-of-way	Planning Commission City Council	PC makes recommendation to Council; Council makes final decision after Design Review
Minor Use Permit for Sidewalk Dining	Planning Commission	
Sidewalk Dining Encroachment Permit	Planning Commission	
Parcel Map Approval – to create 4 condominiums, 3 residential on 2 nd floor and commercial unit on ground floor	Planning Commission City Council	
Demolition, Building and other Construction-Related Permits	Building Department	

3. LEAD AGENCY NAME & ADDRESS: City of Sausalito
Community Development Department
420 Litho Street
Sausalito, CA 94965

- 4. CONTACT PERSON &PHONE NUMBER:** Lilly Whalen, Community Development Director
 City of Sausalito Community Development Department
 420 Litho Street
 Sausalito, CA 94965
 Phone: 415.289.4133
- 5. PROJECT LOCATION:** The project is located at 719-725 Bridgeway, Sausalito, a site consisting of approximately 4,763 square feet. The assessor’s parcel number is 065-171-21. **Figure 1** shows the project location.
- 6. PROJECT SPONSOR’S NAME &ADDRESS:** Langsam Properties I, LLC
 725 Bridgeway, Suite C
 Sausalito, CA 94965
 Contact: Marsha August
 Phone: 415.332.2663
- 7. GENERAL PLAN DESIGNATION:** CC (Central Commercial)
- 8. ZONING:** CC-H (Central Commercial, with Historic Overlay)
- 9. DESCRIPTION OF PROJECT:** The Project would demolish the existing 2-story mixed-use commercial/residential building which is a contributor to an historic district and replace it with a new building of similar scale and mix of uses. The new building would consist of one ground floor retail space and three residential units on the second floor, one of which would be restricted for affordability.
- 10. EXISTING USES:** The Project Site is currently occupied by a 2-story mixed-use commercial / residential building. Ground floor uses consist of two commercial retail businesses - the former Burlwood Gallery, now vacant, and Sunrise Gifts. The second floor includes three small residential dwelling units (a studio, a 1-bedroom and a 2-bedroom unit) and the offices of the project sponsor.
- 11. SURROUNDING LAND USES &SETTING:** Land uses adjacent to the Project site are primarily commercial enterprises including retail shops restaurants, banks, real estate offices and other personal service businesses. Some properties, including the Project site, include residential uses on upper floors. Behind the commercial buildings that front on Bridgeway are high density residential uses. Across Bridgeway are parking lots that serve the commercial area, the Sausalito – San Francisco Ferry terminal and small public parks.
- 12. OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED** None

- 13. HAVE CALIFORNIA NATIVE AMERICAN TRIBES TRADITIONALLY AND CULTURALLY AFFILIATED WITH THE PROJECT AREA REQUESTED CONSULTATION PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.3.1? No**

PROJECT DESCRIPTION

This section describes the proposed Project that is evaluated in this Initial Study and includes a description of the Project site, existing site conditions, the proposed development and required Project approvals.

Project Background and Context

The Project proposes to demolish an existing 2-story mixed-use building, located at 719 – 725 Bridgeway in Sausalito, and replace it with a similarly scaled 2-story mixed –use building. The existing building fronts on Bridgeway, the City’s main thoroughfare, and extends into the hillside by a rear yard concrete retaining wall. A steep northeast facing slope rises beyond the retaining wall. Both the existing and proposed replacement structures are similar in that both would provide commercial retail uses on the ground floor and residential units above. The existing building is considered a contributor to the Downtown Sausalito Historic District, which was established by the Sausalito City Council in 1981.

The existing building’s history and merit as an historic resource are described in several related documents.^{1,2,3,4} The existing building was originally two separate buildings constructed in about 1894. Historic photos from the early 1900s captured the fronts of the buildings as a side-by-side pair of 2-story, Victorian-style commercial buildings with residential flats above. Alterations to the buildings in the 1930s included merging the two buildings to function as one integrated building. Many additional alterations were made to the combined building in subsequent decades. The Project applicant’s architect has indicated in a letter to City staff that “The structure(s) have been renovated so many times the original Victorian architecture is no longer evident. Following an extensive structural analysis of the existing structure, it has been determined that it is structurally inadequate and beyond reasonable restoration. For this reason, we propose constructing a new building in place of the existing one.⁵ The Project applicant proposes to replace the existing building with a new building of similar scale and land uses and with design features intended to conform to and reflect the character of the Downtown Sausalito Historic District. To address differing professional opinions and render a fully considered assessment of the impacts to historic resources, an Historic Resource Technical Memorandum has been prepared for this Initial Study, a copy of which is attached hereto as **Attachment A**.

Project Setting and Access

Sausalito’s downtown commercial district is centered around the intersection of Princess Street and Bridgeway. Land uses consist primarily of retail shops, restaurants, ice cream parlors, larger commercial enterprises including banks and real estate offices and personal services. Commercial stores that front on Bridgeway look out and across the nearby mini parks and parking lots to Richardson and San Francisco Bay. Across Bridgeway from the Project site is the Sausalito – San Francisco Ferry Terminal which, in addition to providing transit service to San Francisco, is heavily used by tourists who are attracted to the small scale of Sausalito’s commercial district. This commercial district consists of a consistent grouping of late 19th Century architectural styles.

¹ Preservation Architecture, *Preliminary Historic Resource Summary, 721-725 Bridgeway, Sausalito*, November 21, 2016

² Preservation Architecture, *Historical and Project Evaluations 719-725 Bridgeway, Sausalito* June 16, 2018

³VerPlanck Historic Preservation Consulting, *Peer Review 721-25 Bridgeway*, May 9, 2018

⁴VerPlanck Historic Preservation Consulting, *Peer Review Memo, 719-25 Bridgeway*, August 22, 2018

⁵ Letter from Michael Rex, Architect to Planning Commission, c/o Department of Community Development - Planning Division, December 20, 2017, p. 1

Access to the Project site is from Bridgeway, which is a major arterial street in Sausalito located along or near the waterfront. Bridgeway generally runs in a north-south direction from Downtown Sausalito to the northern City Limit, where it connects to US Highway 101. Southern access to Bridgeway is via Alexander Avenue and the Alexander Avenue exit from U. S. 101. Access from the north is from the Marin City exit from U. S. 101.

Transit service is provided by the Sausalito –San Francisco Ferry and by several bus routes including Commute Routes 2 and 92, Regional Route 30 and Marin Transit Routes 17,61,66 and 71x.

General Plan and Zoning

The property is designated Central Commercial (CC) in both the City of Sausalito General Plan and Zoning maps; the zoning designation is CC-H which reflects that the property is within the Historic District. The Central Commercial land use designation in the City’s 1995 General Plan is described as follows:

“Located along Bridgeway and a small portion of Princess Street. This designation describes the intense retail shopping area serving residents and visitors. First floor uses should be retail commercial with general office and residential uses on the upper floors of buildings in this area. The vast majority of the parcels in this area are located within the City’s Historical District and all development must respect its historic character.”

The zoning designation for the site is CC-H which reflects “CC” (Central Commercial) as the base land use district and the additional designation “H” that indicates it is part of the Historic District. The intent and purpose of the H Overlay District, as stated in the City’s Zoning Ordinance is:

“A. Purpose and Intent. The City Council may designate an area containing a number of structures having a special character or special historic, architectural, or aesthetic interest or value, and constituting a distinct section of the City, as a historic overlay district (-H). The historic overlay district designation shall have additional protections for the contributing structures and to ensure that physical alterations to properties within this overlay, including those to noncontributors, are compatible with the character of the district, but shall not affect the underlying base zoning district regulations. In addition to the general purposes of this chapter, the specific purposes of the historic overlay district are to provide the ability to acknowledge, honor, and encourage the continued maintenance and preservation of those select properties in the City that contribute to the City’s architectural and cultural history. Further, it is the purpose of this chapter to promote the public health, safety, and general welfare by providing for the identification, recognition, designation, protection, enhancement, perpetuation, and use of historic resources that reflect associations important in the City’s history and to:

1. Safeguard the character and history of the City which is reflected in its unique architectural, historic, and cultural heritage through the designation of historic overlay districts;
2. Provide a method for the identification and designation of historic overlay districts;
3. Deter the demolition, alteration, misuse or neglect of historic or architecturally significant structures and sites;
4. Encourage preservation and adaptive reuse of properties in historic overlay districts by allowing changes to accommodate new functions and uses;

5. Provide a review process for alterations, modifications and additions on properties within a historic overlay district, including applying applicable adopted guidelines and policies as adopted by the City;
6. Enhance property values, stabilize neighborhoods, and render City properties in historic overlay districts eligible for benefits and incentives;
7. Foster civic and neighborhood pride and a sense of identity based on the recognition of the City’s past accomplishments as reflected through its buildings, structures, objects, landscape, natural features, infrastructure, and engineering;
8. Strengthen the City’s economy by protecting and enhancing the City’s attraction to residents, tourists, visitors, and others, thereby serving as a stimulus and support to local business and industry; and
9. Identify incentives that are intended to encourage owners to designate, maintain, reuse, rehabilitate, and improve properties within historic overlay districts.”

Zoning Restrictions and Development Standards for Sites Designated CC

Relevant provisions from the City’s Zoning Ordinance for CC-designated sites include the following:

Minimum Lot Size	5,000 sq. ft.
Maximum FAR	1.3
Front Setback	0 feet
Upper Story Residential	Permitted, up to six dwelling units
Ground Floor Commercial	Permitted uses include restaurants, food service, art galleries, groceries, liquor store, retail sales. Formula retail, as proposed by the Project, requires a Conditional Use Permit.
Parking	If off street parking is required for the proposed project the means for satisfying the requirements through the use of nearby public parking lots would be addressed through the Conditional Use Permit process. A Conditional Use Permit for parking reduction is also an option.

Project

As proposed, the project would consist of a new, two-story building totaling 4,948 sq. ft., having a similar mass and height as the existing building. The new building would include a retail space on the ground floor and three residential units on the second floor. The ground floor retail use would be a market hall providing take-out food and beverages, primarily for consumption elsewhere, but the Project would include limited seating for consumption on site. The proposed tenant, Napa Farms Market, is considered “formula retail” as defined in the City’s Municipal Code,⁶ requiring a Conditional Use Permit. One of the three residential rental units on the second floor would be deed restricted for purchase or rental only to a low income household. A Tentative Subdivision Map has been prepared

⁶ Sausalito Municipal Code Section 10.44.240.

that would allow each of the three residential units and the retail space to be individually purchased as a condominium.

Table 1. Project Summary

Total site area	4,763 sf
Gross floor area	4,948 sf
Lot Coverage	3,270 (68%)
Gross residential area	2,251 sf
Gross commercial/retail area	2,697 sf
Residential Units	3
Building Height	32' 5"
Open Space (Balconies, Patios)	780 sf

Access

The ground floor retail space would open directly onto the sidewalk. Access to the studio and 1-bedroom apartments upstairs (units 1 and 2) would be via a stairway located along the north side of the building with an entry door adjacent to the commercial space. Access to the 2-bedroom apartment (Unit 3) would be via a door and stairway adjacent to the south edge of the building. The building would occupy the entire site with no separation on either north or south edges, resulting in no access to the building from the rear.

Project Construction

Implementation of the Project would begin with complete removal of the existing building. New concrete footings and building slab foundation would be poured followed by vertical construction of structural steel and wood elements. Hoisting would be via movable equipment from the Bridgeway frontage. Once the perimeter walls are in place construction work would occur mostly inside. Total duration of construction work is estimated to extend approximately 12 months.

Required Approvals

After adoption of the environmental review document for compliance with CEQA, the Project requires the following approvals:

Request	Reviewing Body	Notes
Certificate of Appropriateness (C of A)	Historic Preservation Commission (HPC)	<ul style="list-style-type: none"> • HPC provides input on the IS/MND • HPC considers C of A and IS/MND before project goes to PC • HPC reviews signage under the C of A
Design Review Permit	Planning Commission (PC)	Required for any commercial, industrial or similar structure proposed for construction
Conditional Use Permit (CUP) for “formula retail”	Planning Commission	Napa Farms Market is proposed for the ground floor commercial space
CUP for Waiver or Reduction of Parking Requirements	Planning Commission	Applicant requests utilization of the Sausalito Downtown Parking Survey and Shared Parking Model by Robert Harrison
Sign Permit	Historic Preservation	<ul style="list-style-type: none"> • HPC reviews signage as part of the C of A;

Request	Reviewing Body	Notes
	Commission; Planning Commission	<ul style="list-style-type: none"> PC reviews signage with other requests concurrently
Tree Removal Permit	Planning Commission	
Encroachment Agreement for bay windows and signage extending into the public right-of-way	Planning Commission City Council	PC makes recommendation to Council; Council makes final decision after Design Review
Minor Use Permit for Sidewalk Dining	Planning Commission	
Sidewalk Dining Encroachment Permit	Planning Commission	
Parcel Map Approval – to create 4 condominiums, 3 residential on 2 nd floor and commercial unit on ground floor	Planning Commission City Council	
Demolition, Building and other Construction-Related Permits	Building Department	



Figure 1: Project Location

Source: Michael Rex Architects



Figure 2: Rendering of Proposed Bridgeway Elevation (without Street Trees)
Source: Michael Rex Architects

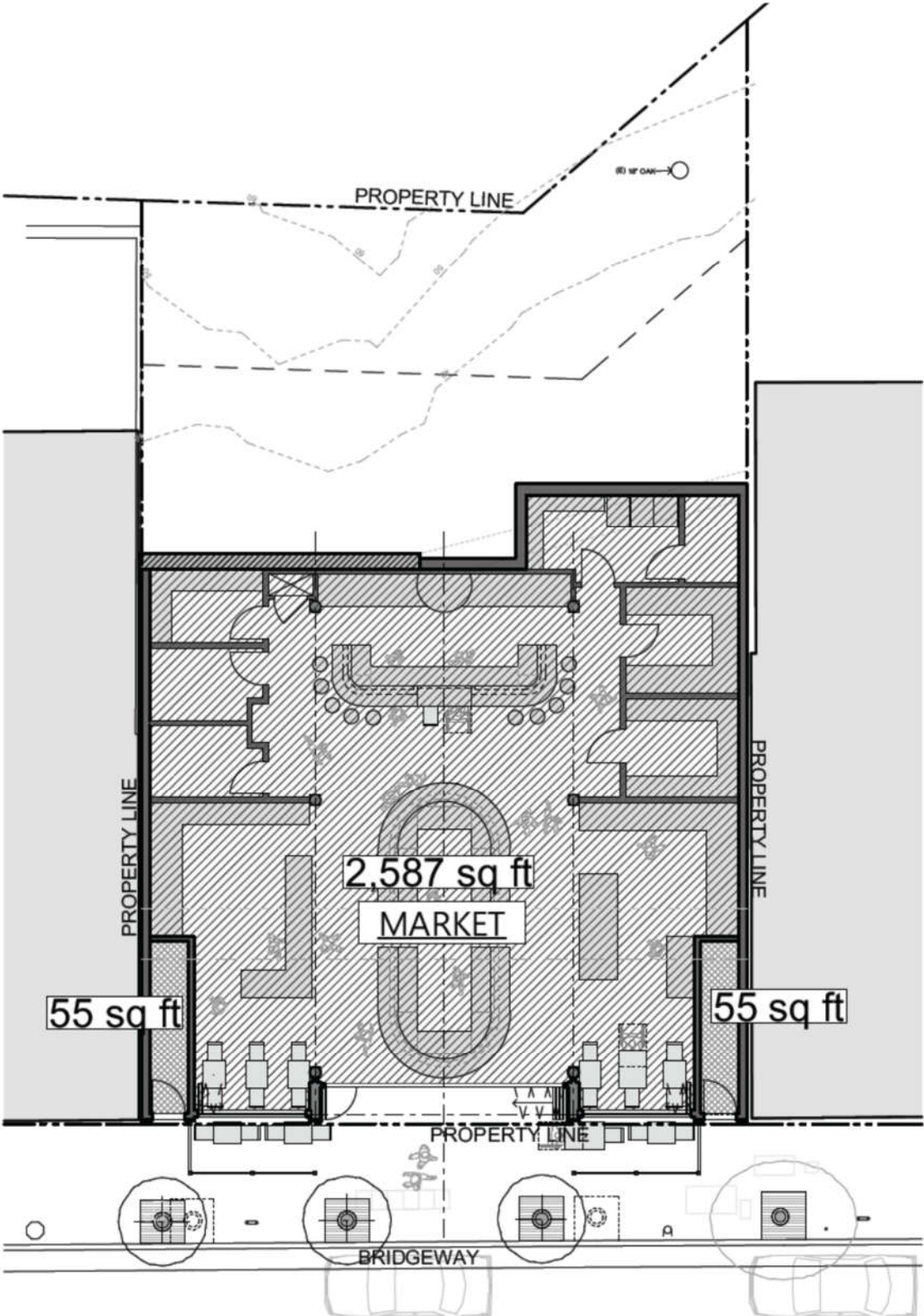


Figure 3: Ground Floor Plan

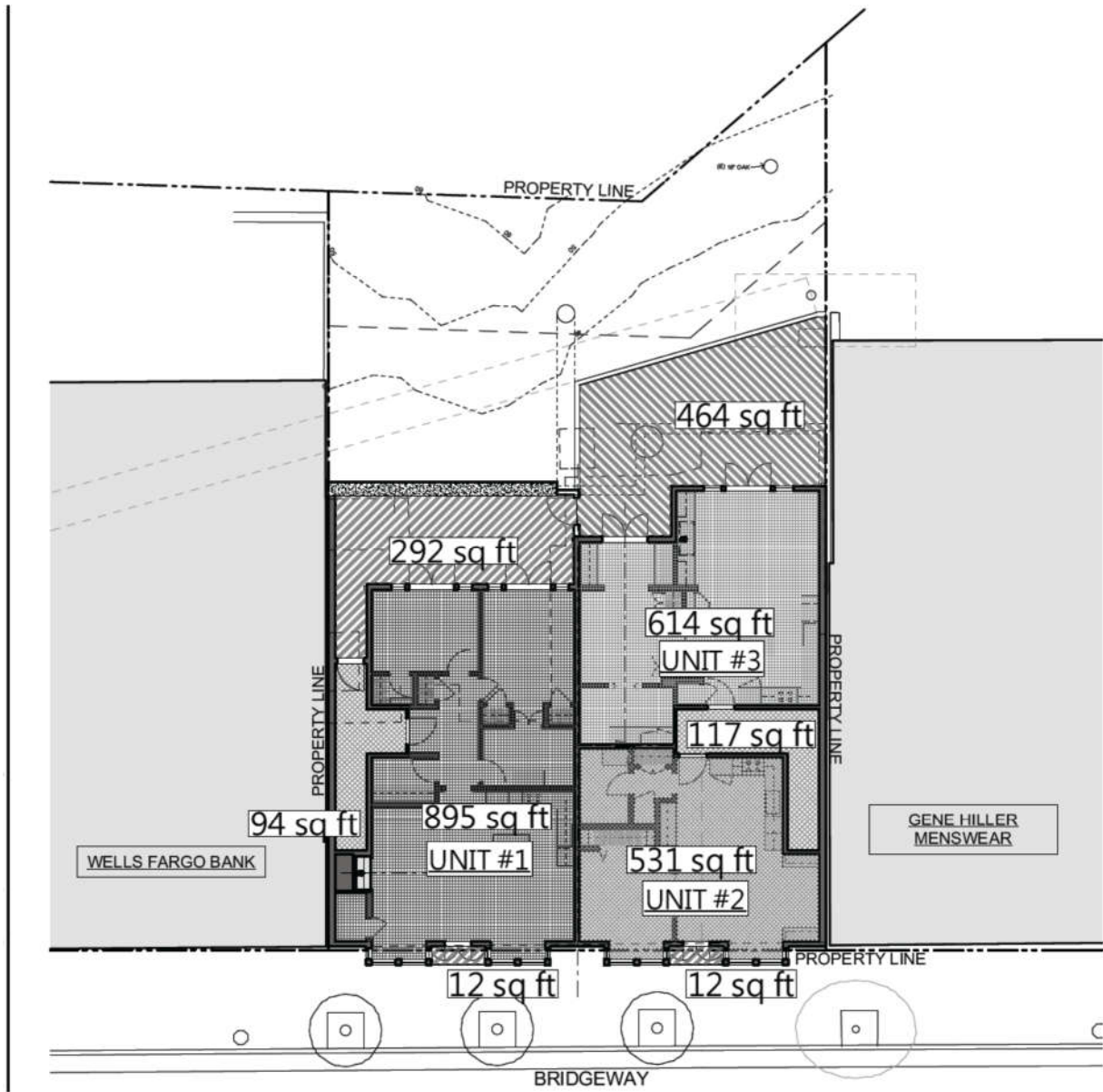


Figure 4. 2nd Floor Residential Unit Floor Plan

MITIGATED NEGATIVE DECLARATION

PROJECT DESCRIPTION, LOCATION, AND SETTING

This Mitigated Negative Declaration has been prepared for the Langsam Building Replacement Project. See the Introduction and Project Information section of this document for details of the Project.

POTENTIALLY SIGNIFICANT IMPACTS REQUIRING MITIGATION

The following is a list of potential Project impacts and the mitigation measures recommended to reduce these impacts to a less than significant level. Refer to the Initial Study Checklist section of this document for a more detailed discussion.

Potential Impact	Mitigation Measures
	<p>Air Quality, Construction Emissions: Construction of the Project would result in emissions of criteria pollutants and fugitive dust. Due to the small size of the Project relative to recommended screening criteria, significant construction period emissions are not anticipated. However, the Bay Area Air Quality Management District (BAAQMD) recommends implementation of mitigation measures to reduce construction-related criteria pollutant and fugitive dust emissions for all projects. These basic measures are included in Mitigation Measure Air-1, below and would further reduce construction-period criteria pollutant impacts.</p>
	<p>Mitigation Measure</p> <p>Air -1: Basic Construction Management Practices. The Project shall demonstrate proposed compliance with all applicable regulations and operating procedures prior to issuance of demolition, building or grading permits, including implementation of the following BAAQMD “Basic Construction Mitigation Measures”.</p> <ol style="list-style-type: none"> 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 3. 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. 4. All vehicle speeds on unpaved roads shall be limited to 15 mph. 5. 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. 6. 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. 7. 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

Potential Impact	Mitigation Measures
	<p>prior to operation.</p> <ol style="list-style-type: none"> 8. 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. BAAQMD’s phone number shall also be visible to ensure compliance with applicable regulations.
<p>Air Quality, Construction TAC Exposure: Construction activity would use diesel-powered equipment that would emit toxic air contaminants (TACs) including diesel particulate matter and fine particulate matter (PM_{2.5}), which are considered TACs and a potential health risk. The short duration of proposed construction activities would generally not result in a significant amount of TAC emissions. However, due to the proximity of residences near the Project site, potential health risks due to construction-period emissions impacts should be further minimized through implementation of construction management practices detailed in Mitigation Measure Air-2.</p>	
	<p>Mitigation Measure</p> <p>Air-2: Construction Emissions Minimization Practices. The project shall minimize construction TAC emissions by complying with the following practices during demolition, building or grading:</p> <ol style="list-style-type: none"> 1. Where access to alternative sources of power are available, portable diesel engines shall be prohibited. 2. All off-road diesel-powered equipment greater than 25 horse power (hp) and operating for more than 20 total hours over the entire duration of construction activities shall meet the following requirements: <ol style="list-style-type: none"> i. Engines that meet or exceed either U.S. Environmental Protection Agency (U.S. EPA) or California Air Resources Board (ARB) Tier 2 off-road emission standards, and/or ii. Engines that are retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy (VDECS). 3. Exceptions to the off-road equipment requirement may be granted if the project sponsor submits information providing evidence to the satisfaction of the City that a particular piece of off-road equipment with an ARB Level 3 VDECS is: (1) technically not feasible, (2) would not produce desired emissions reductions due to expected operating modes, (3) installing the control device would create a safety hazard or impaired visibility for the operator. If granted an exception, the project sponsor shall provide the next cleanest piece of off-road equipment, including a Tier 2 engine standard and the following emissions control/alternative fuel in order of preference if available: 1) ARB Level 2 VDECS, 2) ARB Level 2 VDECS, or 3) Alternative Fuel.
<p>Cultural Resources, Historic Resource Impact. The Project has the potential to cause a substantial adverse change in the significance of the Sausalito Downtown Historic District pursuant to Section 15064.5 of the CEQA Guidelines. The impact may be reduced to a less than significant level through implementation of Mitigation Measures Cult-1 and Cult-2.</p>	

Potential Impact	Mitigation Measures
	<p>Mitigation Measure</p> <p>Cult-1: Conformance to City of Sausalito Historic Design Guidelines: The design of the new building within the Project site shall conform to the City of Sausalito’s 2011 <i>Historic Design Guidelines</i> regarding Architectural Character for New and Infill Construction of Commercial Buildings (4-A-4.1 through 4-A-4.3; 4-B-4.1 through 4-B-4.10) and projects within the Historic Overlay Zoning District (5-B-5.1 through 5-B-5.5). Forms, materials, and setbacks shall be consistent with the characteristics described for commercial storefronts within the Historic Overlay Zoning District.</p>
	<p>Mitigation Measure</p> <p>Cult-2: Construction Design and Monitoring:</p> <p><i>Cult 2.1 Pre-Construction Survey:</i> The project sponsor shall engage a historic architect or qualified historic preservation professional to conduct a pre-construction survey of the two adjacent historic buildings at 715 Bridgeway and 731 Bridgeway to establish baseline documentation of their existing conditions. The survey report shall include written and photographic descriptions of the existing conditions of the visible exteriors from public rights-of-way of these buildings, and may include interior locations adjacent to the shared lot line with 719-725 Bridgeway upon permission of the property owners. A Pre-Construction Survey Report shall be prepared, which will include annotated photographs of the building facades, and detail photographs and descriptions of specific conditions. This report shall be submitted to City of Sausalito Planning Division staff prior to the start of demolition at 719-725 Bridgeway. The acceptance of the report / compliance with this mitigation measure, shall be to the satisfaction of the Community Development Director and City Engineer.</p> <p><i>Cult 2.2: Vibration Monitoring Program for Adjacent Historical Resources:</i> The project sponsor shall engage a qualified structural engineer or vibration consultant to prepare and implement a vibration monitoring program for protection of the historical resources at 715 Bridgeway and 731 Bridgeway. Based on the findings of the Pre-Construction Survey, the consultant shall establish a maximum vibration level that shall not be exceeded at each building, based on existing conditions, character-defining features, soils conditions, and anticipated construction practices (a common standard is 0.2 inch per second, peak particle velocity). A copy of the vibration analysis report shall be submitted to City of Sausalito Planning Division staff prior to the start of demolition at 719-725 Bridgeway. To ensure that vibration levels do not exceed the established standard, the project sponsor shall monitor vibration levels at each structure and shall prohibit vibratory construction activities that generate vibration levels in excess of the standard. Should vibration levels be observed in excess of the standard, construction shall be halted and alternative construction techniques be put into practice to the extent feasible. The consultant shall conduct regular inspections of each building during ground disturbing activity and construction on the project site. Should damage to either building occur, the damage shall be</p>

Potential Impact	Mitigation Measures
	<p>documented and the building(s) shall be remediated to the pre-construction condition at the conclusion of ground-disturbing or construction activity on the site. Monitoring reports shall be submitted to City of Sausalito Building Division staff monthly during project demolition and construction. The acceptance of the report / compliance with this mitigation measure, shall be to the satisfaction of the City Engineer.</p> <p>Cult 2.3. Construction Specifications: The project architect shall establish construction specifications which include the requirement that construction contractors use all feasible means to avoid damage to the adjacent historic buildings at 715 Bridgeway and 731 Bridgeway. Such methods shall be informed by the findings of the pre-construction survey and vibration analysis, and may include preliminary stabilization before construction to prevent further deterioration or damage, use of construction techniques that reduce vibration, excavation shoring methods to prevent movement of adjacent structures, ensuring adequate drainage, and providing adequate security to minimize the risks of vandalism and fire. The specifications shall include measures to protect character-defining features from construction equipment that may inadvertently come in contact with the resources.</p> <p>Cult 2.4. Historic Resource Protection Training: The project sponsor shall engage a historic architect or qualified historic preservation professional to implement a historic resource protection training program for construction workers assigned to the project site. This program shall include information on recognizing historic fabric and materials, and directions on how to exercise care when working around and operating equipment near the historic structures, including storage of materials away from historic buildings. The program shall include information on means to reduce vibrations from demolition and construction, and procedures for reporting damage to historic buildings.</p> <p>Cult 2.5 Construction Monitoring: The project sponsor shall engage a qualified historic architect or historic preservation professional to conduct regular periodic inspections of 715 Bridgeway and 731 Bridgeway during ground-disturbing activity on the project site in concert with the qualified acoustical/vibration consultant or structural engineer (see Cult 2.2). Should damage to either building occur, the damage shall be documented and the building(s) shall be remediated to its pre-construction condition at the conclusion of ground-disturbing or construction activity on the site. The consultant shall submit monthly monitoring reports to the City of Sausalito Community Development Department.</p>
<p>Cultural Resources, Potential Disturbance of Archaeological Resources. Disturbance of archaeological resources or human remains during construction activities would be significant impact under CEQA.</p>	
	<p>Mitigation Measure</p> <p>Cult-3: Inadvertent Discovery of Archaeological Materials. In the event that an archaeological site is uncovered during construction, all construction work</p>

Potential Impact	Mitigation Measures
	<p>shall be halted within a 50-foot stop-work radius of the discovery. The project sponsor shall engage an archaeological consultant meeting the Secretary of the Interior’s Professional Qualifications Standards in Archaeology (36 CFR Part 61) to examine the site, identify the archaeological find, evaluate its significance, and recommend appropriate measures which may include additional testing, data recovery, or preservation in place. A Native American monitor identified by the Native American Heritage Commission (NAHC) may be required if the site is identified to be of Native American affiliation. Work may resume within the stop-work radius only after the City of Sausalito, in consultation with the archaeological consultant, has determined that the appropriate on-site measures have been completed. Continuation of construction may require archaeological and/or Native American monitoring, at the recommendation of the City of Sausalito. Copies of all reports resulting from the discovery, identification, data recovery, and monitoring of archaeological discoveries within the project site shall be submitted to the City of Sausalito..</p>
	<p>Mitigation Measure</p> <p>Cult-4: Inadvertent Discovery of Human Remains. In the event that human remains are uncovered during construction, all construction work shall be halted within 50 feet of the remains until the appropriate steps defined in 14 CCR Section 150654.5.e are satisfactorily completed.</p>

PROPOSED FINDINGS

On the basis of this 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 mitigation measures to reduce these impacts will be required of the project. 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 least 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 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
Lilly Whalen, Community Development Director

Date

INITIAL STUDY CHECKLIST

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

Environmental factors that may be affected by the Project are listed by topic below. Factors marked with an “X” (☒) were determined to be potentially affected by the Project, involving at least one impact that is a potentially significant impact as indicated by the Checklist on the following pages. Unmarked factors (☐) were determined to not be significantly affected by the Project or reduced to a level of less than significant through mitigation, based on discussion provided in the Checklist.

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards/Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

EVALUATION OF ENVIRONMENTAL EFFECTS

The Checklist portion of the Initial Study begins on the following page, with explanations of each CEQA issue topic. Four outcomes are possible, as explained below.

1. A “no impact” response indicates that no action that would have an adverse effect on the environment would occur due to the Project.
2. A “less than significant” response indicates that while there may be potential for an environmental impact, there are standard procedures or regulations in place, or other features of the Project as proposed, which would limit the extent of this impact to a level of “less than significant.”
3. Responses that indicate that the impact of the Project would be “less than significant with mitigation” indicate that mitigation measures, identified in the subsequent discussion, will be required as a condition of Project approval in order to effectively reduce potential Project-related environmental effects to a level of “less than significant.”
4. A “potentially significant impact” response indicates that further analysis is required to determine the extent of the potential impact and identify any appropriate mitigation. If any topics are indicated with a “potentially significant impact,” these topics would need to be analyzed in an Environmental Impact Report.

<p>1. AESTHETICS</p> <p>Except as provided in Public Resources Code Section 21099, would the project:</p>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				<input checked="" type="checkbox"/>
c) In non-urbanized areas, 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 points) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?		<input checked="" type="checkbox"/>		
d) Create a new source of substantial light or glare which would substantially and adversely affect day or nighttime views in the area?			<input checked="" type="checkbox"/>	

DISCUSSION

a) Scenic Vistas

The proposed building would nearly match the existing building in terms of mass, scale and height resulting in no change to the scenic vistas visible from or towards the Project site. **No Impact.**

b) Potential Damage to Scenic Resources Within a State Scenic Highway

The Project site is not visible from any state scenic highway. Replacing the existing building with a similarly-sized new building would not affect any scenic resources including trees or rock outcroppings. The environmental effects associated with the proposed removal of the existing building, which is identified as a “contributor” to Sausalito’s Downtown Historic District, is discussed in Section 4, Cultural Resources, below. Since there are no scenic highways in the vicinity of the Project site, removal of the building in this context would not be considered an environmental effect. **No Impact**

c) Visual Character, Public Views and Conflicts with Regulations Governing Scenic Quality

Potential impacts of the Project to the visual character of the Sausalito Downtown Historic District and conflicts with regulations are issues evaluated in the *Historic Resource Technical Memorandum*, prepared by Page and Turnbull.⁷ The conclusions of the Technical Memorandum are presented in Section 5 of this Initial study, Cultural Resources, which include that certain elements of the design of the Project do not adhere to the design guidelines for the Downtown Historic District. Accordingly, the Project is subject to Mitigation Measure **Cult-1, Conformance to City of Sausalito Historic Design**

⁷ Page & Turnbull, *719-725 Bridgeway Historic Resource Technical Memorandum*, March 2019. This document is included in this CEQA document as Attachment A.

Guidelines. Compliance with this measure would reduce the impact to a level of ***Less than Significant with Mitigation.***

d) Light and Glare

Given the similarity in scale, height and the degree of fenestration between the existing building and the proposed Project, there would be minimal change in the degree of light and glare emitted from the Project. The Project would be required to comply with City regulations regarding lighting that will ensure glare is minimized and light levels are limited to those expected in commercial developments and that exist in the surrounding developed area. The Project's impact related to light and glare is ***less than significant.***

<p>2. AGRICULTURE AND FORESTRY RESOURCES</p> <p>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 an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to 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 Resources Board. Would the project:</p>	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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?				<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				<input checked="" type="checkbox"/>
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 51104(g))?				<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?				<input checked="" type="checkbox"/>
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?				<input checked="" type="checkbox"/>

a-e) Agriculture and Forestry Resources.

The Project site is located in an urban area on a lot designated for commercial and mixed-use (residential) development. The site is not zoned for or used for agricultural or forestry purposes, nor is it subject to the Williamson Act. **No impact.**

<p>3. AIR QUALITY</p> <p>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</p>	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?		<input checked="" type="checkbox"/>		
c) Expose sensitive receptors to substantial pollutant concentrations?		<input checked="" type="checkbox"/>		
d) Create objectionable odors affecting a substantial number of people?			<input checked="" type="checkbox"/>	

a) Conflicts with the Air Quality Plan

The Project is subject to the Bay Area Clean Air Plan (CAP), adopted by the Bay Area Air Quality Management District (BAAQMD) in association with the Metropolitan Transportation Commission and the Association of Bay Area Governments. BAAQMD is the regional agency responsible for overseeing compliance with State and federal laws, regulations and programs within the San Francisco Bay Area Air Basin. BAAQMD has prepared and/or implements plans to meet applicable laws, regulations, and programs. The Bay Area CAP was most recently updated in 2017. It provides a regional strategy to protect public health and the climate. The 2017 CAP is a call to action to “Spare the Air and Cool the Climate.” To protect public health, the CAP describes how the BAAQMD will continue to make progress toward attaining all state and federal air quality standards, and eliminating health risk disparities from exposure to air pollution among Bay Area communities. To protect the climate, the 2017 CAP defines a vision for achieving reduction targets for greenhouse gases (GHGs) by years 2030 and 2050 and provides a regional climate protection strategy that will put the Bay Area on a pathway to achieve those GHG reduction targets. The 2017 CAP includes a wide range of control measures designed to decrease emissions of those air pollutants that are most harmful to Bay Area residents to reduce emissions of methane and other “super-GHGs” and to decrease emissions of carbon dioxide by reducing fossil fuel combustion.

Many of the Clean Air Plan’s control measures are targeted to area-wide improvements, large stationary source reductions, or large employers; none of these are applicable to the proposed Project. However, the Project would meet current standards of energy efficiency and would not conflict with applicable control measures aimed at improving access/connectivity for bicycles and pedestrians. The Project would be consistent with the growth projections and assumptions for vehicle miles traveled as assumed in the Clean Air Plan.

The Project would not be inconsistent with the Clean Air Plan. **No Impact**

b) Cumulatively Considerable Increase in Criteria Pollutants

Ambient air quality standards have been established by state and federal environmental agencies for specific air pollutants most pervasive in urban environments. These pollutants are referred to as

criteria air pollutants because the standards established for them were developed to meet specific health and welfare criteria. These pollutants include ozone precursors (NO_x and ROG), carbon monoxide (CO), and suspended particulate matter (PM₁₀ and PM_{2.5}). The Bay Area is considered “attainment” for all of the national standards, with the exception of ozone. It is considered “nonattainment” for State standards for ozone and particulate matter.

Past, present and future development projects contribute to the region’s adverse air quality impacts on a cumulative basis. By its very nature, air pollution is largely a cumulative impact. No single project is sufficient in size to, individually, result in nonattainment of ambient air quality standards. Instead, a project’s individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project’s contribution to the cumulative impact is considerable, then the project’s impact on air quality would be considered significant.⁸ Emissions from a project could potentially contribute to cumulative air pollutant levels in the region.

The Project is located in the San Francisco Bay Area Air Basin and therefore under the jurisdiction of BAAQMD. BAAQMD’s *California Environmental Quality Act Air Quality Guidelines* (“BAAQMD Guidelines”) provide guidance for evaluating air quality impacts of development projects and local plans, determining whether an impact is significant, and mitigating significant air quality impacts. The most recent version of the District’s CEQA Guidelines is dated May 2017.⁹

Construction Emissions – Criteria Pollutants

BAAQMD Guidelines present screening criteria that identify the size of projects, by type, that have the potential to result in emissions over criteria levels. Projects that are smaller than these screening criteria would not generate significant air quality effects. From among the various land uses listed in the BAAQMD screening tables, the two that best fit the character of the proposed Project are “Apartment, low rise” and “high turnover restaurant.” The screening size for emissions of construction-period criteria pollutants (i.e., reactive organic gas, or ROG) is 240 dwelling units for a low rise apartment and 277,000 square feet for a high turnover restaurant. Both land use elements of the Project are well below these screening levels, and the Project’s emission of construction-period criteria pollutants would be *less than significant*.

However, BAAQMD recommends implementation of construction measures to reduce construction-related criteria pollutant and fugitive dust emissions for all projects, regardless of the size of the project or the significance of construction-period impacts. These basic measures are included in Mitigation Measure Air-1 below, and would reduce construction-period criteria pollutant impacts.

Mitigation Measure

Air-1: Basic Construction Management Practices. The Project shall demonstrate proposed compliance with all applicable regulations and operating procedures prior to issuance of demolition, building or grading permits, including implementation of the following BAAQMD “Basic Construction Mitigation Measures”.

- i) All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

⁸ BAAQMD, May 2011, *California Environmental Quality Act Air Quality Guidelines*, p. 2-1.

⁹ BAAQMD, *Update to the current CEQA Guidelines and Thresholds of Significance*, accessed at: <http://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines>

- ii) All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- iii) 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.
- iv) All vehicle speeds on unpaved roads shall be limited to 15 mph.
- v) 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.
- vi) 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.
- vii) 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.
- viii) 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. BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure Air-1 would further reduce the Project's **less than significant** construction-period criteria pollutant impacts. Construction-period emissions would not exceed applicable significance thresholds and additional construction mitigation measures would not be required.

Operational Emissions

BAAQMD Guidelines also present screening criteria that identify the size of projects that have the potential to generate significant operational emissions. Projects that are smaller than these screening criteria would not generate significant air quality impacts. The Project falls below applicable BAAQMD screening criteria for operational pollutants, which is 451 dwelling units for a low rise apartment project and 33,000 square feet for a high turnover restaurant. The Project is well below these operational criteria pollutant screening levels, and therefore not anticipated to result in emissions of criteria pollutants over threshold levels during operations.¹⁰ Therefore, operation of the Project would have a **less than significant** impact on regional air quality.

Carbon monoxide hot spots can occur near heavily traveled and delayed intersections. BAAQMD also presents traffic-based screening criteria for carbon monoxide impacts. The Project site is not near a carbon monoxide hot spot and would not result in significant congestion on nearby street intersections. The Project's CO emissions would be below carbon monoxide threshold levels.

¹⁰ Bay Area Air Quality Management District, *California Environmental Quality Act Air Quality Guidelines*, May 2011, Table 3-1.

The Project would not result in a cumulatively considerable increase in the emission of criteria pollutants, either related to construction or operational emissions. ***Less than significant impact.***

c) Construction Emission Toxic Air Contaminants

For the purpose of assessing impacts of a proposed Project on exposure of sensitive receptors to risks and hazards, the threshold of significance is exceeded when the Project-specific cancer risk exceeds 10 in one million, the non-cancer risk exceeds a Hazard Index of 1.0 (or cumulative risk of 100 in one million or a Hazard Index of 10.0 respectively is exceeded), and/or the annual average PM_{2.5} concentration would exceed 0.3 µg/m³ (or 0.8 µg/m³ cumulatively). Examples of sensitive receptors are places where people live, play or convalesce and include schools, hospitals, residential areas and recreation facilities. No quantitative analysis of the Project was conducted for this Initial Study in light of the qualitative discussion below.

Construction-Period Health Risks

The Project site is located adjacent to existing commercial uses and approximately 90 feet from the closest residence. Construction-period emissions from toxic air contaminants (TACs) could contribute to increased health risks to nearby residents. BAAQMD does not provide a screening level to determine projects that are small enough that they can be assumed to be below significance thresholds. Based on the experience of the preparers of this document, significant construction-period health risks are not usually seen for residential projects of about 200 dwelling units or more. Additionally, modeling tools available to quantify health risks are not intended for emissions periods spanning less than 7 years, and not recommended for construction periods of less than a 2 year period.

Due to the small size of the Project and relatively low potential for health risk impacts to nearby sensitive receptors, potential health risks due to construction-period emission of TACs shall be minimized through implementation of best management practices (BMPs) as presented in Mitigation Measure Air-2, below.

Mitigation Measure

Air-2: Construction Emissions Minimization Practices. The project shall minimize construction TAC emissions by complying with the following practices during demolition, building or grading:

1. Where access to alternative sources of power are available, portable diesel engines shall be prohibited.
2. All off-road diesel-powered equipment greater than 25 horse power (hp) and operating for more than 20 total hours over the entire duration of construction activities shall meet the following requirements:
 - i. Engines that meet or exceed either U.S. Environmental Protection Agency (U.S. EPA) or California Air Resources Board (ARB) Tier 2 off-road emission standards, and/or
 - ii. Engines that are retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy (VDECS).
3. Exceptions to the off-road equipment requirement may be granted if the project sponsor submits information providing evidence to the satisfaction of the City that a particular piece of off-road equipment with an ARB Level 3 VDECS is: (1) technically not feasible, (2) would not produce desired emissions reductions due to expected operating modes, (3) installing the control device would create a safety hazard or impaired visibility for the operator. If granted an exception, the project sponsor shall provide the next cleanest piece

of off-road equipment, including a Tier 2 engine standard and the following emissions control/alternative fuel in order of preference if available: equipment, including a Tier 2 engine standard and the following emissions control/alternative fuel in order of preference if available: 1) ARB Level 2 VDECS, 2) ARB Level 2 VDECS, or 3) Alternative Fuel.

Mitigation measure Air-2 would ensure construction-period health risk impacts remain at a level of ***less than significant with mitigation***.

Operational Health Risks

The small scale of the proposed mixed-use Project is not a significant source of operational TACs.

Future residents of the Project would be new sensitive receptors, subject to ambient air quality conditions. The effects of the environment on a project are not considered a CEQA impact (which is focused on the effects of a project on the environment, and not the reverse).¹¹ The following is included for informational purposes:

BAAQMD recommends consulting screening tools to identify whether any substantial TAC sources are located within 1,000 feet of the project. BAAQMD's county-specific Google Earth Stationary Source Screening Analysis Tool indicates there are no stationary sources of TACs within 1,000 feet of the Project site.

Since there are no substantial sources of TACs within 1,000 feet future residents would not be subjected to substantial levels of TACs.

d) Objectionable Odors

During construction, diesel-powered vehicles and equipment would create odors that some may find objectionable. However, these odors would be temporary and not likely to be noticeable much beyond the Project site's boundaries.

As a small scale mixed-use development, operation of the Project is not likely to be a source of objectionable odors. Pursuant to Section 10.60.010 of the City's Municipal Code, objectionable odor from the operation of a proposed use requiring a Conditional Use Permit is a factor to be considered as part of the Conditional Use Permit process. Any concerns regarding potential odors from the operation of the proposed commercial tenant, Napa Farms Market, would be addressed during the City's evaluation of the Project for a Conditional Use Permit. The potential for objectionable odor impacts is considered ***less than significant***.

¹¹California Building Industry Assn. v. Bay Area Air Quality Management Dist., (2015) 62 Cal.4th 369, Case No. S213478.

<p>4. BIOLOGICAL RESOURCES</p> <p>Would the project:</p>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<p>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 Wildlife or U.S. Fish and Wildlife Service?</p>				☒
<p>b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?</p>				☒
<p>c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</p>				☒
<p>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?</p>				☒
<p>e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p>				☒
<p>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?</p>				☒

a, b) Special Status Species and Habitat

The Project site is located in a fully developed urban setting populated by commercial buildings, local and visitor serving businesses and a range of residential densities, hotels and other businesses. Most existing commercial buildings cover nearly 100 percent of their lot area. Biological resources in the vicinity of the Project site are limited to street trees and related non-native landscaping. The two street trees in front of the existing building would be retained and unaffected by the Project. The site does not provide habitat for candidate, sensitive or special status species. The City’s General Plan does not identify any sensitive species that are near or would be affected by the Project. The Project would not involve the removal of any biological resources or affect habitat. **No impact.**

c) Wetlands

The small (<5,000 sf) Project site is about 70 percent covered by the existing building and the remainder of the site is in the rear yard. There are no wetlands on or near the site nor are there any creeks near or on the Project site. The Project would have no impact in regard to wetlands. **No Impact.**

d) Wildlife Corridors

The Project site is surrounded by roadways and other developed areas, is not adjacent to a stream or other water course and for these reasons does not have the potential to act as a wildlife corridor. The Project would have no impact related to movement of wildlife. **No impact.**

e, f) Local Policies and Ordinances and Conservation Plans

The Project site is not subject to any habitat conservation or natural community conservation plans and thus would not conflict with any approved local, regional, or state habitat conservation plan. A tree removal permit is requested to remove two protected trees and install two replacement trees. Compliance with the City's Tree Preservation Ordinance would reduce the potential impact to **less than significant**.

5. CULTURAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to 15064.5?		<input checked="" type="checkbox"/>		
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Public Resources Section 15064.5?		<input checked="" type="checkbox"/>		
c) Disturb any human remains, including those interred outside of formal cemeteries?		<input checked="" type="checkbox"/>		

a) Historic Resources

The following is a summary of information presented in the *719-725 Bridgeway Historic Resource Technical Memorandum and 719-725 Bridgeway – Analysis of Revised Project*, prepared by Page & Turnbull, and included in this document as **Attachment A** and **Attachment B**, respectively.

Demolition of the existing building. The subject building does not appear to rise to the level of significance for eligibility for individual listing as a local landmark or in the California Register and is thus not individually an historic resource and therefore demolition of the building would not, by itself, be an environmental impact under CEQA.

Other potential impacts of the Project on historic resources are described below, focused on two related issues:

1. Does the Project result in a significant impact under CEQA by adversely affecting the character of the Sausalito Downtown Historic District as a result of removal of one contributing property; and,
2. Does the Project result in a significant impact due to incompatibility of the Project’s design in relation to the character of the Sausalito Downtown Historic District.

Loss of Contributing Resources to Sausalito Downtown Historic District. The Project will result in the irreplaceable loss of one contributing resource to the Sausalito Downtown Historic District. The Sausalito Downtown Historic District includes 56 contributors assigned individual Historic Resource Status Codes of 2D, 2D2, 2S2 or 1S. Demolition of the subject property will remove its status as a contributor and could create a noticeable change within its immediate area. However, its demolition would not pose an impact on the Sausalito Downtown Historic District to the degree that the historic district’s overall eligibility for listing and historic integrity would be compromised. The loss of 719-725 Bridgeway would not substantially impact the amount or eligibility of existing contributors, and a sufficient number of contributors and character defining features of the district would remain to continue conveying the historic character of the resource.

Compatibility of the Proposed New Construction with the Sausalito Downtown Historic District. The relatively prominent location of the subject property enhances the potential for the Project to have a significant impact on the visual continuity and cohesiveness of the historic district. An incompatible

façade in this location could have a significant impact on the district as a whole. The Project design, as depicted in the Design Review Response Drawings dated June 24, 2019, adheres to the design guidelines for the Downtown Historic Overlay Zoning District.

The potential for the Project to cause an adverse change in the significance of the Sausalito Downtown Historic District depends on the compatibility of the proposed new construction rather than the demolition of the existing contributing building. The potential for the Project to have a potentially significant impact on the historical resource, and thereby have a significant effect on the environment under CEQA, can be mitigated by ensuring continued conformance of the Project design to the City of Sausalito's 2011 design guidelines for new construction within the Historic Overlay Zoning District.

In addition, inadvertent demolition- or construction-related damage to adjacent historic buildings which contribute to the Sausalito Downtown Historic District, 715 Bridgeway and 731 Bridgeway, may cause an adverse change in the significance of the historic district. Measures to prevent and mitigate the effects of such damage are described in the following mitigation measures.

Mitigation Measures

Cult-1: Conformance to City of Sausalito Historic Design Guidelines: Any alterations to the design of the new building within the Project site shall conform to the City of Sausalito's 2011 Historic Design Guidelines regarding Architectural Character for New and Infill Construction of Commercial Buildings (4-A-4.1 through 4-A-4.3; 4-B-4.1 through 4-B-4.10) and projects within the Historic Overlay Zoning District (5-B-5.1 through 5-B-5.5). Forms, materials, and setbacks shall be consistent with the characteristics described for commercial storefronts within the Historic Overlay Zoning District.

Cult-2: Construction Design and Monitoring:

Cult 2.1 Pre-Construction Survey: The project sponsor shall engage a historic architect or qualified historic preservation professional to conduct a pre-construction survey of the two adjacent historic buildings at 715 Bridgeway and 731 Bridgeway to establish baseline documentation of their existing conditions. The survey report shall include written and photographic descriptions of the existing conditions of the visible exteriors from public rights-of-way of these buildings, and may include interior locations adjacent to the shared lot line with 719-725 Bridgeway upon permission of the property owners. A Pre-Construction Survey Report shall be prepared, which will include annotated photographs of the building facades, and detail photographs and descriptions of specific conditions. This report shall be submitted to City of Sausalito Planning Division staff prior to the start of demolition at 719-725 Bridgeway. The acceptance of the report / compliance with this mitigation measure, shall be to the satisfaction of the Community Development Director.

Cult 2.2: Vibration Monitoring Program for Adjacent Historical Resources: The project sponsor shall engage a qualified structural engineer or vibration consultant to prepare and implement a vibration monitoring program for protection of the historical resources at 715 Bridgeway and 731 Bridgeway. Based on the findings of the Pre-Construction Survey, the consultant shall establish a maximum vibration level that shall not be exceeded at each building, based on existing conditions, character-defining features, soils conditions, and anticipated construction practices (a common standard is 0.2 inch per second, peak particle velocity). A copy of the vibration analysis report shall be submitted to City of Sausalito Planning Division staff prior to the start of demolition at 719-725 Bridgeway. To ensure that vibration levels do not exceed the

established standard, the project sponsor shall monitor vibration levels at each structure and shall prohibit vibratory construction activities that generate vibration levels in excess of the standard. Should vibration levels be observed in excess of the standard, construction shall be halted and alternative construction techniques be put into practice to the extent feasible. The consultant shall conduct regular inspections of each building during ground disturbing activity and construction on the project site. Should damage to either building occur, the damage shall be documented and the building(s) shall be remediated to the pre-construction condition at the conclusion of ground-disturbing or construction activity on the site. Monitoring reports shall be submitted to City of Sausalito Building Division staff monthly during project demolition and construction. The acceptance of the report / compliance with this mitigation measure, shall be to the satisfaction of the Community Development Director and City Engineer.

Cult 2.3. Construction Specifications: The project architect shall establish construction specifications which include the requirement that construction contractors use all feasible means to avoid damage to the adjacent historic buildings at 715 Bridgeway and 731 Bridgeway. Such methods shall be informed by the findings of the pre-construction survey and vibration analysis, and may include preliminary stabilization before construction to prevent further deterioration or damage, use of construction techniques that reduce vibration, excavation shoring methods to prevent movement of adjacent structures, ensuring adequate drainage, and providing adequate security to minimize the risks of vandalism and fire. The specifications shall include measures to protect character-defining features from construction equipment that may inadvertently come in contact with the resources.

Cult 2.4. Historic Resource Protection Training: The project sponsor shall engage a historic architect or qualified historic preservation professional to implement a historic resource protection training program for construction workers assigned to the project site. This program shall support include information on recognizing historic fabric and materials, and directions on how to exercise care when working around and operating equipment near the historic structures, including storage of materials away from historic buildings. The program shall include information on means to reduce vibrations from demolition and construction, and procedures for reporting damage to historic buildings.

Cult 2.5. Construction Monitoring: The project sponsor shall engage a qualified historic architect or historic preservation professional to conduct regular periodic inspections of 715 Bridgeway and 731 Bridgeway during ground-disturbing activity on the project site in concert with the qualified acoustical/vibration consultant or structural engineer (see Cult 2.2). Should damage to either building occur, the damage shall be documented and the building(s) shall be remediated to its pre-construction condition at the conclusion of ground-disturbing or construction activity on the site. The consultant shall submit monthly monitoring reports to the City of Sausalito Community Development Director.

Implementation of Mitigation Measures Cult-1 and Cult-2 would reduce impacts to historic resources to a level of *less than significant with mitigation*.

b, c) Archaeological Resources/Human Remains

An archaeological review of the proposed project site, including a records search at the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS), field survey, and NAHC Sacred Lands File Search and Native American contact communication, was conducted for the project sponsor by William Roop of Archaeological Resource Service (included as **Attachment C**).¹² Roop's study finds that no previously recorded archaeological sites have been identified within the project site. Based on examination of the site topography and previous ground disturbance, and a review of reports from previous archaeological surveys performed in the vicinity of the proposed project, Roop identifies the potential for the discovery of buried archaeological materials or deposits within the project site to be low.¹³

The Environmental Quality Element of the City of Sausalito 1995 General Plan identifies three zones of sensitivity where the potential for the presence of archeological materials is high. The three zones are:

Zone 1: The shoreline area from El Portal Park south to South Street

Zone 2: From El Portal Park to Napa Street

Zone 3: The original shoreline between Dunphy Park and Martin Luther King School.

The 1995 General Plan requires that as part of the permitting process for proposed developments that require sub-grade excavation, subsurface archeological testing shall be conducted. In addition, some degree of subsurface testing is required for proposed development located within the remainders of the zones of sensitivity to gain information regarding the presence or absence of unrecorded archeological materials.

The Project site is in Zone 2 and therefore Policy EQ3.10 and related programs as set forth in the City's General Plan apply to the Project. The related Programs include the following requirements:

- a) That a database search request be submitted to the Northwest Information Center (NWIC) at Sonoma State University to determine whether prior studies have identified the existence of archaeological resources at the Project site;
- b) That archaeological surveys be required prior to excavation on properties near known archaeological sites, and
- c) That when an archaeological site is uncovered during construction all construction work be suspended until the site is examined by a City-approved archaeologist and appropriate mitigation measures are identified and implemented.

Requirements a) and b) are satisfied by Roop's July 2019 study. Although the likelihood of encountering archaeological resources at the Project site during construction activities appears remote based on the physical characteristics of the site and the result of Roop's study, any disturbance of such resources would be considered a significant impact under CEQA and would conflict with the City's General Plan Policy EQ3.10. Accordingly, the following mitigation measures are recommended.

Mitigation Measures

Cult-3: Inadvertent Discovery of Archaeological Materials. In the event that an archaeological site is uncovered during construction, all construction work shall be halted within a 50-foot stop-work radius of the discovery. The project sponsor shall engage an

¹² William Roop, A Cultural Resources Evaluation of 719-725 Bridgeway, Sausalito, Marin County, California (Rohnert Park: Prepared for Langsam Properties), July 31, 2019.

¹³ *Ibid.*, 14.

archaeological consultant meeting the Secretary of the Interior's Professional Qualifications Standards in Archaeology (36 CFR Part 61) to examine the site, identify the archaeological find, evaluate its significance, and recommend appropriate measures which may include additional testing, data recovery, or preservation in place. A Native American monitor identified by the Native American Heritage Commission (NAHC) may be required if the site is identified to be of Native American affiliation. Work may resume within the stop-work radius only after the City of Sausalito, in consultation with the archaeological consultant, has determined that the appropriate on-site measures have been completed. Continuation of construction may require archaeological and/or Native American monitoring, at the recommendation of the City of Sausalito. Copies of all reports resulting from the discovery, identification, data recovery, and monitoring of archaeological discoveries within the project site shall be submitted to the City of Sausalito.

Cult-4 Inadvertent Discovery of Human Remains. In the event that human remains are uncovered during construction, all construction work shall be halted within 50 feet of the remains until the appropriate steps defined in 14 CCR Section 150654.5.e are satisfactorily completed.

Compliance with Mitigation Measures Cult-3 and Cult-4 would reduce any potential impact to a level of *less than significant with mitigation*.

6. ENERGY Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			<input checked="" type="checkbox"/>	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			<input checked="" type="checkbox"/>	

a) Wasteful Consumption of Energy Resources

The Project is required to comply with the requirements of CALGreen, to be confirmed and enforced through the City of Sausalito’s building permit review and approval process. CALGreen is the California Green Building Standards Code, Title 24, Part 11, of the California Code of Regulations. Its purpose is to improve public health, safety, and general welfare through enhanced design and construction of buildings using concepts which reduce negative impacts and promote those principles which have a positive environmental impact and encourage sustainable construction practices. CALGreen applies to the planning, design, operation, construction, use, and occupancy of every newly-constructed building or structure on a statewide basis.

In its review of the proposed Project, the City of Sausalito will evaluate the Project’s consistency with applicable goals, objectives and policies of the City’s General Plan including Policy EQ-3.13 Energy Conservation, which encourages the application of energy-efficiency design and energy saving devices in new and existing buildings.

Compliance with the City’s General Plan Policy EQ-3.13 and with CALGreen requirements would assure that the Project would not result in wasteful, inefficient or unnecessary consumption of energy resources during project construction or operation. **Less than significant impact.**

b) Conflict with or Obstruct Renewable Energy or Efficiency Plans

The City of Sausalito adopted a Climate Action Plan in 2015,¹⁴ which sets forth the City’s commitment to reduce greenhouse gas (GHG) emissions, prepare for sea level rise, promote energy efficiency, reduce the generation of solid waste and encourage recycling. As part of the City’s review and approval of the Project, compliance with applicable provisions of the Climate Action Plan is assumed and would assure that the Project would not conflict with or obstruct the City’s CAP. **Less than Significant Impact.**

¹⁴ City of Sausalito, *Climate Action Plan*, Prepared by the Marin Climate & Energy Partnership, June 16, 2015.

7. GEOLOGY AND SOILS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> 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) ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides? 			<input checked="" type="checkbox"/>	
b) Result in substantial soil erosion or the loss of topsoil, creating substantial risks to life, property, or creek/waterways?			<input checked="" type="checkbox"/>	
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?			<input checked="" type="checkbox"/>	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			<input checked="" type="checkbox"/>	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			<input checked="" type="checkbox"/>	

a i-iv, and b-d) Geologic Hazards

Consideration of potential impacts related to geology, soils and seismicity is based on information in a geologic technical report prepared by the Project applicant’s geotechnical consultant.¹⁵ The technical report states that the Project site is not within an Alquist-Priolo Special Study Zone for active seismic faults and the risk of seismic failure is relatively low. It states that “...the site is not traversed by an active earthquake fault, but strong to very strong seismic shaking from earthquakes on near-source active earthquake faults should be expected at this site. In the event of a large near-source earthquake on a nearby fault, some spalling of the soil and rock slope should also be expected.¹⁶ The rear of the site slopes sharply uphill at a ratio of 1:1 (horizontal to vertical) and consists of exposed weathered bedrock

¹⁵ Purcell, Rhoades & Associates, Op. Cit.

¹⁶ Ibid., p. 7.

believed to be underlain by Cretaceous-Jurassic age bedrock of either chert or sandstone.¹⁷ The report also states that there are no published maps indicating the presence of landslides at the site, and MarinMaps classified the site area as having few landslides.¹⁸ This is consistent with information presented on a graphic display map entitled “Environment and Infrastructure,” prepared for the City of Sausalito’s General Plan Update, which indicates that the site is in an area of “few landslides” and where the liquefaction hazard level is very low.¹⁹

The Purcell Rhoades report cites local building codes and current California Building Code parameters for mitigation of earthquake conditions. Appropriate code requirements are to be utilized for minimum design standards, based on minimum seismic load factors. The report also indicates that the Project site is outside of the area potentially vulnerable to tsunamis, based on the Tsunami Inundation Map prepared by the California Geological Survey (2009).

The small size of the Project site (<5,000 sq. ft.) and the proposed Project design that would essentially substitute a new building for the existing building and thereby not involve significant disturbance of soils suggests that potential effects related to erosion would be minimal. Permits from the Regional Water Quality Control Board of State Water Resources Control Board would not be required because of the small size of the site.

In light of the information referenced above and the small scale of the Project, the Project’s potential to result adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, Strong seismic ground shaking, seismic-related ground failure, including liquefaction or landslides is ***less than significant***.

e) Septic Tanks

The Project would not include the use of septic tanks and associated disposal facilities. Therefore, the Project would have ***no impact*** in this regard.

f) Paleontological Resources

The fact that the Project site sits primarily on bedrock, as described in the Purcell Rhodes report, suggest that the minimal site disturbance needed for construction of the Project would not encounter a unique geologic feature or disturb paleontological resources buried beneath ground level. ***Less than Significant Impact***.

¹⁷ Ibid., p. 3.

¹⁸ Ibid., p. 3

¹⁹ <https://www.sausalitogeneralplan.org/general-plan-update>

8. GREENHOUSE GAS EMISSIONS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			<input checked="" type="checkbox"/>	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				<input checked="" type="checkbox"/>

a) Greenhouse Gas Emissions

BAAQMD has determined that greenhouse gas (GHG) emissions and global climate change represent cumulative impacts. BAAQMD adopted a threshold of significance for operational GHGs of 1,100 metric tons carbon dioxide equivalent (CO₂e) per year or, if the project is too large to meet that threshold, an efficiency threshold of 4.6 metric tons CO₂e per service population per year.

Similar to the analysis for Air Quality impacts (Section 3 of this document), the Project was compared to BAAQMD screening criteria that identify project sizes by type that could have the potential to result in emissions over criteria levels. The Project falls below BAAQMD screening criteria for operational GHG emission, which is 78 dwelling units for a low rise apartment project and 7,000 square feet for a high turnover restaurant.²⁰ At 3 residential dwelling units and a take-out food court of 2,535 square feet, the Project falls well below these two screening sizes and would therefore be below threshold levels. The impact related to GHG emissions is *less than significant*.

b) Compliance with Greenhouse Gas Reduction Plans

The Project would be required to meet current standards of energy and water efficiency, as required under Title 24 and CALGreen, and the commercial and residential occupants of the Project would participate in recycling for waste reduction. The Project would not conflict with the City’s Climate Action Plan. **No Impact.**

²⁰ BAAQMD, May 2011, *California Environmental Quality Act Air Quality Guidelines*, pp. 3-2 to 3-3.

<p>9. HAZARDS AND HAZARDOUS MATERIALS</p> <p>Would the project:</p>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			<input checked="" type="checkbox"/>	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			<input checked="" type="checkbox"/>	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			<input checked="" type="checkbox"/>	
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?				<input checked="" type="checkbox"/>
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 for people residing or working in the project area?				<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				<input checked="" type="checkbox"/>

a-c) Hazardous Materials

The Project would result in new space at grade level as a retail food service use and three residential apartments on the second floor. There is nothing about these proposed land uses or activities that would involve the routine transport, use or disposal of hazardous materials other than those materials commonly used as cleaning agents during the operational phase of the Project.

It is likely that equipment used at the site during construction activities could utilize substances considered by regulatory agencies as hazardous, such as diesel fuel and gasoline. All construction activities would be required to conform with Title 49 of the Code of Federal Regulations, U. S. Department of Transportation (DOT), State of California, and local laws, ordinances and procedures, which would minimize the potential for accidental release.

Potential impacts are confined to the temporary construction period. Once operational, residents in the second floor apartments and the proposed food service business on the ground floor would not be considered potential sources for hazardous material use or release. With conformance with applicable existing regulations, the impact related to hazardous materials would be **less than significant**.

d) Cortese List

Database searches conducted for this Initial Study determined that the Project site is not on the so-called "Cortese List" (i.e., Government Code Section 65962.5) and there are no active hazardous waste cleanup sites within 1,000 feet of the Project site. **No impact.**

e) Airport Hazards

There are no airports near the Project site. The site is over 17 miles northwest of the Oakland International Airport and also over 17 miles north of San Francisco International Airport. The site is also over 20 miles southwest of the Napa Airport. The Project site is not within an airport land use plan area (generally 2 miles) or the constraints related to heights and airplane safety. There are no other airports, either public or private within the vicinity of the Project. There would be **no impact** related to airport hazards.

f) Emergency Response Plan

The Project would not alter any traffic patterns and would not impair implementation of any adopted emergency response plan or emergency evacuation plan. Therefore, the Project would have **no impact** in this regard.

g) Wildland Fire

The Project site is in a fully urbanized commercial area near the shoreline of San Francisco Bay. The closest forested area in Sausalito is the area west of and uphill from U.S. 101 near the Spencer Avenue Park N Ride lot, approximately $\frac{3}{4}$ mile west of the Project site. Based on the physical location of the site, the potential for wildlife fire would be considered low, as the site is surrounded by other development and roadways. Therefore, there would be **no impact** in regard to the risk of loss from wildfires.

<p>10. HYDROLOGY AND WATER QUALITY</p> <p>Would the project:</p>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			<input checked="" type="checkbox"/>	
b) Decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				<input checked="" type="checkbox"/>
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?			<input checked="" type="checkbox"/>	
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			<input checked="" type="checkbox"/>	
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?			<input checked="" type="checkbox"/>	
iv) Impede or redirect flood flows? ?			<input checked="" type="checkbox"/>	
d) In flood hazard, tsunami or seiche zones, risk release of pollutants due to project inundation?				<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				<input checked="" type="checkbox"/>

a) Violate Water Quality Standards. Waste Discharge Requirements or Degrade Surface Water Quality

Construction Period

The Project is subject to the requirements of the Marin County Stormwater Pollution Prevention Program (MCSTOPP) which requires the Project applicant to submit an Erosion and Sediment Control Plan (ESCP) for approval by the City of Sausalito prior to the issuance of grading and building permits.²¹ The ESCP would identify potential pollutant sources that may affect the quality of stormwater runoff discharges from the construction site, document Best Management Practices (BMPs) that will be implemented to prevent site pollutants from leaving the site and entering the storm drain system during construction, and document the controls and good housekeeping BMPs that are to be implemented. Compliance with the ESCP will be verified during the construction process and would reduce the potential for construction-period impacts to runoff volume or water quality to a level of ***less than significant***.

²¹ <https://www.marincounty.org/-/media/files/departments/pw/mcstoppp/development/mcstoppp-erosion-and-sediment-control-plan-applicant-package.pdf?la=en>

Operational Period

Federal Clean Water Act regulations require municipalities to obtain NPDES permits that outline programs and activities to control surface stormwater pollution. Municipalities in Marin County, such as the City of Sausalito, must eliminate or reduce "non-point" pollution, consisting of all types of substances generated as a result of urbanization (e.g. pesticides, fertilizers, automobile fluids, sewage, litter, etc.), to the "maximum extent practicable."

For cities in Marin County, the County's Public Works Department is the responsible agency for compliance with applicable federal and state regulations pertaining to stormwater management. Marin County's program, MCSTOPPP, requires all cities, towns and unincorporated areas to require designated development projects to comply with Provision E.12 of the State Water Resources Control Board (State Water Board) under the Phase II National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit. Provision E.12 requires site designs for new developments and redevelopments that are defined as Regulated Projects to minimize the area of new roofs and paving. Where feasible, pervious surfaces should be used instead of paving so that runoff can infiltrate to the underlying soil. Remaining runoff from impervious areas must be captured and used or treated using bioretention. Regulated Projects must also incorporate pollutant source control best management practices into the site design. Small Projects, such as the Langsam Project must implement at least one site design measure and must show the decrease in runoff from the site. Measures such as these are intended to protect water quality by minimizing pollutants in runoff, and to prevent downstream erosion by: designing each project site to minimize imperviousness, detain runoff, and infiltrate runoff where feasible; treating runoff prior to discharge from the site; ensuring runoff does not exceed pre-project peaks and durations; and maintaining treatment facilities. Project applicants must prepare and implement an Erosion and Sediment Control Plan containing treatment and source control measures that meet the "maximum extent practicable" standard as specified in the NPDES permit.

The existing building on the Project site and rear yard paving combine to nearly cover 100 percent of the site with impervious surfaces. The proposed Project would not substantially change or reduce the extent of impervious surfaces as the footprint of the proposed new building would be approximately the same as the existing building. Marin County's MCSTOPPP program exempts small projects (i.e., under 5,000 sq. ft. of lot area) from more extensive compliance requirements applicable to larger projects but still must prepare and submit an Erosion and Sediment Control Plan, as noted above. Through compliance with post-construction requirements under the MCSTOPPP, including preparation and implementation of an ESCP, the long-term volume of water and water quality impacts from Project operation would be *less than significant*.

b) Groundwater Recharge and Supplies

The Project site is connected to the municipal water supply that serves the entire Sausalito community and groundwater at the site is not used directly by this or other properties as a water supply. Additionally, the Project would comply with stormwater drainage requirements including the use of permeable bioretention areas. The Project would not deplete groundwater supplies or interfere with groundwater recharge. **No impact.**

c) Drainage Pattern Alteration

Implementation of the Project would involve minimal disturbance to the site once the existing building has been removed and the new building would occupy approximately the same portion of the site as is currently occupied by the existing building. Consequently, there would be essentially no change to existing drainage patterns, no effect on the course of a stream or river, not result in substantial erosion

or siltation on- or off-site, not increase the rate or amount of surface runoff and would not create or contribute runoff water which would exceed the capacity of existing stormwater drainage systems and would not impede or redirect flood flows.

As discussed under item “a” above, the Project will maintain the same amount of impervious site area compared with current conditions but will implement stormwater management features that direct runoff to bioretention areas prior to discharge into the storm drainage system. Through compliance with applicable regulations, the runoff from the site will be the same or reduced from that existing and will not cause erosion, siltation, or flooding. Project impacts related to alteration of drainage patterns would be ***less than significant***.

d) Flooding and Inundation

The Project is considered an Area of Minimal Flood Hazard as shown on the website of the Federal Emergency Management Agency (FEMA).²² The Project site is also outside of projected tsunami limits as mapped by the California Geological Survey (CGS, 2009). The Project would have ***no impact*** related to flood zones or a tsunami impact zone. Therefore, there would be ***no impact*** related to inundation.

f) Conflict with a Water Quality Control Plan

As noted above, the Project would be required to comply with applicable elements of the MCSTOPPP program. Replacing an existing 2-story mixed use building with a similarly sized 2-story mixed use building would not conflict with any water quality control plan or groundwater management plan. ***No impact.***

²² <https://msc.fema.gov/portal/search#searchresultsanchor>

<p>11. LAND USE AND PLANNING</p> <p>Would the project:</p>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?				<input checked="" type="checkbox"/>
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?			<input checked="" type="checkbox"/>	

a) Physical Division of a Community

The Project involves replacing an existing 2-story mixed-use building in Sausalito’s Downtown Historic District with a similarly-sized 2-story mixed-use building. No aspect of the Project would have the potential to divide the established community. **No Impact.**

b) Conflict with Land Use Plan

Development of the proposed Project would be compatible with existing surrounding land uses. The Project site is within the Sausalito Downtown Historic District and, as such, the zoning for the site is CC-H, reflecting the use of the Historic Overlay designation. Pursuant to Section 10.46.060 of the City’s zoning ordinance, proposed projects involving sites with the “H” overlay designation must obtain a Certificate of Appropriateness from the City’s Historic Preservation Commission (HPC). The Certificate of Appropriateness is the HPC’s advisory recommendation which is forwarded to the Planning Commission for its consideration as part of Design Review, Conditional Use and overall Project approval. A Historic Resource Technical Memorandum has been prepared to evaluate the extent to which the Project would result in significant impacts to historic resources. Based on the findings of the Technical Memorandum, the Project’s potentially significant impacts to historic resources would be reduced to a level of Less than Significant with implementation of Mitigation Measures Cult-1 and Cult-2. **Less than Significant Impact.**

<p>12. MINERAL RESOURCES</p> <p>Would the project:</p>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<p>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?</p>				<input checked="" type="checkbox"/>
<p>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?</p>				<input checked="" type="checkbox"/>

a, b) Mineral Resources

No known mineral resources are located on the site according to the United States Geological Survey (USGS) Mineral Resources Data System.²³ The City’s General Plan does not identify mineral resources within City limits. The Project would have **no impact** with regard to mineral resources.

²³ US Geological Survey, Mineral Resources Data System, accessed at: <https://pubs.er.usgs.gov/publication/ds20>

13. NOISE Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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 standards of other agencies?			<input checked="" type="checkbox"/>	
b) Generation of excessive groundborne vibration or groundborne noise levels?			<input checked="" type="checkbox"/>	
c) For a project located within the vicinity of a private airstrip or 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?				<input checked="" type="checkbox"/>
d) For a project in the vicinity of a private airstrip, exposure of people residing or working in the project area to excessive noise levels?				<input checked="" type="checkbox"/>

a-b) Excessive Noise or Vibration

Construction Noise

Construction activities generate noise. Ambient and maximum intermittent noise levels would increase throughout the construction period. The Sausalito Noise Ordinance (Sausalito Municipal Code Section 12.16) restricts construction activities to the hours of 8:00 a.m. to 6:00 p.m. on weekdays, and 9:00 a.m. to 5:00 p.m. on Saturdays; construction is prohibited on Sundays and locally recognized holidays. Construction of the Project would be required to comply with the Noise Ordinance. Given the small scale of the Project, construction activities involving noisy machinery would not be expected to span more than a few months, and only during one construction season.

Groundborne noise and vibration can result from heavy construction practices utilizing pile drivers or hoe-rams. No such activities are planned for Project construction. Construction truck traffic traveling at low speed (25 mph or less) would access the site via Bridgeway Street, a major thoroughfare. Groundborne vibration from a loaded truck at low speed would be less than 0.08 in/sec Peak Particle Velocity (PPV) at a distance of 25 feet.²⁴ Vibration levels may be intermittently perceptible, but would be well below a level of 0.30 in/sec PPV that could cause damage to normal structures.²⁵

With standard construction practices and hours, consistent with City regulations, impacts from noise and vibration generated by construction of the Project would be ***less than significant***.

²⁴ Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual*, FTA Report No. 0123, September 2018.

²⁵ Ibid.

Operational Noise

Operation of residential properties does not produce substantial levels of vibration or noise. Traffic-related noise impacts generally occur with at least a doubling of traffic volumes on roadways adjacent to areas already at or above acceptable noise conditions. Because of the minimal difference between the existing building and the proposed Project in terms of size and use, operational noise levels would likely be similar. Therefore, impacts related to noise and vibration during operation would be ***less than significant***.

c-d) Airport Noise

The Project is not near any airport or private air strip and would not result in changes or increases in airport noise that could affect others. The distance from the closest airport (17 miles) indicates that future residents of the Project would not be affected by airport noise. The Project would have ***no impact*** related to airport noise.

14. POPULATION AND HOUSING Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial population unplanned 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)?			<input checked="" type="checkbox"/>	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			<input checked="" type="checkbox"/>	

a) Substantial Unplanned Population Growth

The proposed Project would result in 3 new dwelling units, replacing the three units in the existing building. The 3 units are consistent with site zoning and the site’s land use designation and would be within the population growth assumed in the General Plan. As an infill project surrounded by developed properties and roadways, the Project would not indirectly induce additional population growth. Therefore, the impact in relation to inducement of substantial population growth would be ***less than significant***.

b) Displacement of People or Housing

Currently, two of the three rental units on the second floor of the existing building are occupied. Residents of these two units will need to relocate, at least temporarily, and could be displaced permanently by the Project. The number of people affected by displacement, whether temporary or permanent, would not rise to the level of “substantial numbers” within the context of CEQA, and would not necessitate the construction of replacement housing elsewhere. Impacts related to displacement would be ***less than significant***.

15. 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 following public services?	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Fire protection.			<input checked="" type="checkbox"/>	
b) Police protection.			<input checked="" type="checkbox"/>	
c) Schools.			<input checked="" type="checkbox"/>	
d) Parks.			<input checked="" type="checkbox"/>	

a-e) Public Services

The proposed Project is located on a developed site in downtown Sausalito that is already served by public services. The Project would replace an existing mixed use building with the same number of dwelling units and commercial space, consistent with development assumptions under the General Plan. The degree of change in the demand for services would be minimal, if any, and the payment of development fees and likely increase in annual property taxes would offset any cost impact or need for improvements to public services. The Project is not large enough to require the need for new or physically altered facilities to address Project demand, and such demand is consistent with and would have been assumed under the General Plan. Therefore, the impact to public services would be ***less than significant***.

<p>16. RECREATION</p> <p>Would the project:</p>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<p>a) 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.</p>			☒	
<p>b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.</p>			☒	

a-b) Recreation

The Project would replace three existing dwelling units with the same number in the new buildings, indicating that at most, the increase in the City’s population would consist of three new households occupying the proposed 2nd floor rental apartments. The City’s population in 2010 was 7061 and the average household size was approximately 1.5 persons. Thus, the potential increase in the City’s population would be perhaps 5 persons. The City’s Quimby Act Park dedication ordinance requires three acres of park dedication for every 1,000 persons, which would equate to 0.015 acres of park required for this Project.

A development impact fee would be assessed for the Project to assist in meeting the 0.0157 acre public park requirement. Increased recreational demand of Project residents would be largely met through the contribution to public parks through in-lieu fees, but in any case, would not be large enough to cause substantial physical deterioration at existing parks or require the need for new or physically expanded facilities to address Project demand. Therefore, the Project impact related to recreation would be considered ***less than significant***.

<p>17. TRANSPORTATION</p> <p>Would the project:</p>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				<input checked="" type="checkbox"/>
b) Would the project conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?				<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?				<input checked="" type="checkbox"/>

a) Consistency with Plans and Policies

As a replacement for an existing small scaled mixed-use building on Bridgeway Street, with similar land uses, massing and height, the Project would involve no conflict with policies, plans or ordinances that address the circulation system. **No Impact.**

b) Vehicle Miles Travelled

As a replacement for a similarly-sized existing small-scaled commercial/residential building on Bridgeway with similar land uses, massing and height, the Project would not increase vehicle traffic patterns or result in an increase in vehicle miles traveled as compared with the existing building. **No Impact.**

c) Hazards

The Project would involve no change in the alignment of local streets or the pattern of alleys, parking areas and local public parks, all of which would remain the same. The Project would have **no impact** related to site hazards.

d) Inadequate Emergency Access

The Project would involve no change in how emergency vehicles would access the site or surrounding properties. The Project would have **no impact** with regard to inadequate emergency access.

<p>18. TRIBAL CULTURAL RESOURCES Would the project:</p>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<p>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:</p>				☒
<p>i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</p>				☒
<p>ii) 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.</p>				☒

a-l, ii) Status as a Listed Site and its Significance

The existing building on the Project site is identified as a contributor to the Sausalito Downtown Historic District which gives it status as an historic resource, listed in the California Register of Historical Resources, consistent with the criteria provided in Public Resources Code Section 5020.1(k), 5024.1 and CEQA Guidelines Section 15064.5(b), as discussed in Section 5 of this Initial Study. However, a connection to Tribal or Native American interests or history as a sacred place or object has not been identified for the building. **No Impact.**

<p>19. UTILITIES AND SERVICE SYSTEMS</p> <p>Would the project</p>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			<input checked="" type="checkbox"/>	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			<input checked="" type="checkbox"/>	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			<input checked="" type="checkbox"/>	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			<input checked="" type="checkbox"/>	
e) 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?			<input checked="" type="checkbox"/>	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			<input checked="" type="checkbox"/>	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			<input checked="" type="checkbox"/>	

a-g) Utilities

The Project would substitute a new building of similar size and land use intensity with the existing building on the Project site. The new building would not be expected to involve any material change, either an increase or a decrease, in the demand for or use of public utilities. Any potential increase in the demand for or use of utilities would be incremental and remain a very small fraction of City or area-wide utility demand that is not expected to substantially contribute to any exceedances of available capacity or requirement for new or expanded facilities. As a project consistent with site zoning and land use designation, the demand for utilities at the site would have been accounted for in the General Plan and utility planning. The impact on utilities and service systems would be ***less than significant***.

<p>20. WILDFIRE</p> <p>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project::</p>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				<input checked="" type="checkbox"/>
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?.				<input checked="" type="checkbox"/>
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?				<input checked="" type="checkbox"/>
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?				<input checked="" type="checkbox"/>

a-d) Wildfire

The Project site is located in the commercial center of downtown Sausalito, surrounded by other commercial or mixed use buildings. It is not located within or near a state responsibility area and is not classified as a very high fire hazard severity zone. Replacement of the existing building with the proposed Project would have no effect on an adopted emergency response or evacuation plan, would not exacerbate wildland risks or expose project occupants to pollutant concentrations from wildfire, or expose people or structures to risks associated with flooding or landslides. The Project would not require any change to local infrastructure. **No Impact.**

21. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Does the project 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?				<input checked="" type="checkbox"/>
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 connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		<input checked="" type="checkbox"/>		
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			<input checked="" type="checkbox"/>	

a) Environmental Quality

The Project would have no impact with regard to the physical quality of the environment, would not reduce the habitat of a fish or wildlife species, or cause a fish or wildlife population to drop below self-sustaining levels, or threaten to eliminate a plant or animal community. The Project would not impact rare or endangered wildlife species. The only potentially significant impact of the Project is the proposed removal of an historic resource because the existing building is a contributor to the Downtown Historic District.

b) Cumulative Impacts

The Project would not result in adverse impacts that are individually limited but cumulatively considerable, including effects for which project-level mitigation were identified to reduce impacts to less than significant levels. All of these potential effects would be less than significant with implementation of mitigation measures identified in this document, including mitigation measures Air-1 and Air-2 to address construction period dust and emissions, and would not contribute in considerable levels to cumulative impacts.

c) Adverse Effects on Human Beings

The Project would not result in substantial adverse effects on human beings, either directly or indirectly. Mitigation measures Air-1 and Air-2 will minimize the potential for safety impacts related to construction-period emissions and the potential adverse effects on human beings would be less than significant.

DOCUMENT PREPARERS

Lamphier–Gregory, Inc.

Scott Gregory, President
Nathaniel Taylor, Senior Planner
1944 Embarcadero
Oakland, CA 94606
510.535.6690

SOURCES OF INFORMATION

1. Project Plans
2. City of Sausalito General Plan 1995
3. City of Sausalito General Plan Update
4. City of Sausalito Municipal Code
5. Sausalito Zoning Map
6. Marin County Stormwater
7. Purcell, Rhoades & Associates, Inc., *Phase 1 Geologic/Seismic Hazard Review, 719-725 Bridgeway Sausalito, California*, October 13, 2014
8. Page & Turnbull, *719-725 Bridgeway Historic Resource Technical Memorandum*, April 9, 2019
9. Page & Turnbull, *719-725 Bridgeway – Analysis of Revised Project*, October 22, 2019
10. William Roop, *A Cultural Resources Evaluation of 719-725 Bridgeway, Sausalito, Marin County, California*, July 31, 2019
11. Letter submitted to the Sausalito Planning Commission, c/o Community Development Department from Michael Rex, the Project Architect, dated December 20, 2017.

ATTACHMENT A:

Historic Resource Technical Memorandum (Page & Turnbull, April 9, 2019)

ATTACHMENT B:

719-725 Bridgeway – Analysis of Revised Project (Page & Turnbull, November 4, 2019)

ATTACHMENT C:

A Cultural Resources Evaluation of 719-725 Bridgeway, Sausalito, Marin County, California (William Roop, July 31, 2019)

**SAUSALITO PLANNING COMMISSION NO. 2021-24
September 22, 2021
719 - 725 Bridgeway
(DR-CUP-EA-TM-TRP-SP-VAR 17-487)**

EXHIBIT B:

MITIGATION MONITORING AND REPORTING PROGRAM, DATED FEBRUARY 2021

Langsam Building Replacement Project 719 – 725 Bridgeway Mitigation Monitoring & Reporting Program/Environmental Commitment Record

Avoidance/Mitigation Measures	Mitigation and Monitoring Responsibility	Monitoring Action	Schedule
Air Quality [Source: Section 3 of Initial Study]			
<p>Air -1: Basic Construction Management Practices. The Project shall demonstrate proposed compliance with all applicable regulations and operating procedures prior to issuance of demolition, building or grading permits, including implementation of the following BAAQMD “Basic Construction Mitigation Measures”.</p> <ol style="list-style-type: none"> 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 3. 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. 4. All vehicle speeds on unpaved roads shall be limited to 15 mph. 5. 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. 6. 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. 7. 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. 	<p>Implementation: Project contractor</p> <p>Monitoring: City of Sausalito Community Development Department, BAAQMD</p>	<p>Observation of conditions by Building Inspectors during construction</p>	<p>During construction</p>

Langsam Building Replacement Project 719 – 725 Bridgeway Mitigation Monitoring & Reporting Program/Environmental Commitment Record

Avoidance/Mitigation Measures	Mitigation and Monitoring Responsibility	Monitoring Action	Schedule
<p>8. 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. BAAQMD’s phone number shall also be visible to ensure compliance with applicable regulations.</p>			
<i>Air Quality [Source: Section 3 of Initial Study]</i>			
<p>Air-2: Construction Emissions Minimization Practices. The project shall minimize construction TAC emissions by complying with the following practices during demolition, building or grading:</p> <ol style="list-style-type: none"> 1. Where access to alternative sources of power are available, portable diesel engines shall be prohibited. 2. All off-road diesel-powered equipment greater than 25 horse power (hp) and operating for more than 20 total hours over the entire duration of construction activities shall meet the following requirements: <ol style="list-style-type: none"> i. Engines that meet or exceed either U.S. Environmental Protection Agency (U.S. EPA) or California Air Resources Board (ARB) Tier 2 off-road emission standards, and/or ii. Engines that are retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy (VDECS). 3. Exceptions to the off-road equipment requirement may be granted if the project sponsor submits information providing evidence to the satisfaction of the City that a particular piece of off-road equipment with an ARB Level 3 VDECS is: (1) technically not feasible, (2) would not produce desired emissions reductions due to expected operating modes, (3) installing the control device would create a safety hazard or impaired visibility for the operator. If granted an exception, the project sponsor shall provide the next cleanest piece of off road equipment, including a Tier 2 engine standard and the following emissions control/alternative fuel in order of preference if available: 1) ARB Level 2 VDECS, 2) ARB Level 2 VDECS, or 3) Alternative Fuel. 	<p>Implementation: Project applicant</p> <p>Monitoring: City of Sausalito Community Development Department, BAAQMD</p>	<p>Observation of conditions by Building Inspectors during construction</p>	<p>During construction</p>

Langsam Building Replacement Project 719 – 725 Bridgeway Mitigation Monitoring & Reporting Program/Environmental Commitment Record

Avoidance/Mitigation Measures	Mitigation and Monitoring Responsibility	Monitoring Action	Schedule
Cultural Resources [Source: Section 5 of Initial Study]			
<p>Cult-1: Conformance to City of Sausalito Historic Design Guidelines: The design of the new building within the Project site shall conform to the City of Sausalito’s 2011 Historic Design Guidelines regarding Architectural Character for New and Infill Construction of Commercial Buildings (4-A-4.1 through 4-A-4.3; 4-B-4.1 through 4-B-4.10) and projects within the Historic Overlay Zoning District (5-B-5.1 through 5-B-5.5). Forms, materials, and setbacks shall be consistent with the characteristics described for commercial storefronts within the Historic Overlay Zoning District.</p>	<p>Implementation: Project applicant</p> <p>Monitoring: City of Sausalito Community Development Department.</p>	<p>Community Development Director or designee to confirm that project complies with approved entitlement plans</p>	<p>During building permit plan check</p>
<p>Cult-2: Construction Design and Monitoring:</p> <p>Cult 2.1 Pre-Construction Survey: The project sponsor shall engage a historic architect or qualified historic preservation professional to conduct a pre-construction survey of the two adjacent historic buildings at 715 Bridgeway and 731 Bridgeway to establish baseline documentation of their existing conditions.</p> <p>The survey report shall include written and photographic descriptions of the existing conditions of the visible exteriors from public rights-of-way of these buildings, and may include interior locations adjacent to the shared lot line with 719-725 Bridgeway upon permission of the property owners. A Pre-Construction Survey Report shall be prepared, which will include annotated photographs of the building facades, and detail photographs and descriptions of specific conditions. This report shall be submitted to City of Sausalito Planning Division staff prior to the start of demolition at 719-725 Bridgeway.</p> <p>The acceptance of the report / compliance with this mitigation measure, shall be to the satisfaction of the Community Development Director and City Engineer.</p> <p>Cult 2.2: Vibration Monitoring Program for Adjacent Historical Resources: The project sponsor shall engage a qualified structural engineer or vibration consultant to prepare and implement a vibration monitoring program for</p>	<p>Implementation: Project contractor</p> <p>Monitoring: City of Sausalito Community Development Department and Public Works Department</p>	<p>Project contractor to submit pre-construction survey to Community Development Department and City Engineer.</p> <p>Project contractor to submit monthly reports to Community Development Director and City Engineer</p>	<p>Prior to demolition, During construction</p>

Langsam Building Replacement Project 719 – 725 Bridgeway Mitigation Monitoring & Reporting Program/Environmental Commitment Record

Avoidance/Mitigation Measures	Mitigation and Monitoring Responsibility	Monitoring Action	Schedule
<p>protection of the historical resources at 715 Bridgeway and 731 Bridgeway.</p> <p>Based on the findings of the Pre-Construction Survey, the consultant shall establish a maximum vibration level that shall not be exceeded at each building, based on existing conditions, character-defining features, soils conditions, and anticipated construction practices (a common standard is 0.2 inch per second, peak particle velocity). A copy of the vibration analysis report shall be submitted to City of Sausalito Planning Division staff prior to the start of demolition at 719-725 Bridgeway. To ensure that vibration levels do not exceed the established standard, the project sponsor shall monitor vibration levels at each structure and shall prohibit vibratory construction activities that generate vibration levels in excess of the standard. Should vibration levels be observed in excess of the standard, construction shall be halted and alternative construction techniques be put into practice to the extent feasible. The consultant shall conduct regular inspections of each building during ground disturbing activity and construction on the project site. Should damage to either building occur, the damage shall be documented and the building(s) shall be remediated to the pre-construction condition at the conclusion of ground-disturbing or construction activity on the site. Monitoring reports shall be submitted to City of Sausalito Building Division staff monthly during project demolition and construction. The acceptance of the report / compliance with this mitigation measure, shall be to the satisfaction of the Community Development Director and City Engineer.</p> <p>Cult 2.3. Construction Specifications: The project architect shall establish construction specifications which include the requirement that construction contractors use all feasible means to avoid damage to the adjacent historic buildings at 715 Bridgeway and 731 Bridgeway. Such methods shall be informed by the findings of the pre-construction survey and vibration analysis, and may include preliminary stabilization before construction to prevent further deterioration or damage, use of construction techniques that reduce vibration, excavation shoring methods to prevent movement of adjacent structures, ensuring adequate</p>			

Langsam Building Replacement Project 719 – 725 Bridgeway Mitigation Monitoring & Reporting Program/Environmental Commitment Record

Avoidance/Mitigation Measures	Mitigation and Monitoring Responsibility	Monitoring Action	Schedule
<p>drainage, and providing adequate security to minimize the risks of vandalism and fire. The specifications shall include measures to protect character-defining features from construction equipment that may inadvertently come in contact with the resources.</p> <p>Cult 2.4. Historic Resource Protection Training: The project sponsor shall engage a historic architect or qualified historic preservation professional to implement a historic resource protection training program for construction workers assigned to the project site. This program shall include information on recognizing historic fabric and materials, and directions on how to exercise care when working around and operating equipment near the historic structures, including storage of materials away from historic buildings. The program shall include information on means to reduce vibrations from demolition and construction, and procedures for reporting damage to historic buildings.</p> <p>Cult 2.5 Construction Monitoring: The project sponsor shall engage a qualified historic architect or historic preservation professional to conduct regular periodic inspections of 715 Bridgeway and 731 Bridgeway during ground disturbing activity on the project site in concert with the qualified acoustical/vibration consultant or structural engineer (see Cult 2.2). Should damage to either building occur, the damage shall be documented and the building(s) shall be remediated to its pre-construction condition at the conclusion of ground-disturbing or construction activity on the site. The consultant shall submit monthly monitoring reports to the City of Sausalito Community Development Department.</p>			
Cultural Resources [Source: Section 5 of Initial Study]			
<p>Cult-3: Inadvertent Discovery of Archaeological Materials. In the event that an archaeological site is uncovered during construction, all construction work shall be halted within a 50-foot stop-work radius of the discovery. The project sponsor shall engage an archaeological consultant meeting the Secretary of the Interior’s Professional Qualifications Standards in Archaeology (36 CFR Part 61) to examine the</p>	<p>Implementation: Project contractor</p> <p>Monitoring: City of Sausalito</p>	<p>Marin County Coroner shall determine the status of remains, if encountered</p>	<p>During construction</p>

**Langsam Building Replacement Project 719 – 725 Bridgeway
Mitigation Monitoring & Reporting Program/Environmental Commitment Record**

Avoidance/Mitigation Measures	Mitigation and Monitoring Responsibility	Monitoring Action	Schedule
<p>site, identify the archaeological find, evaluate its significance, and recommend appropriate measures which may include additional testing, data recovery, or preservation in place. A Native American monitor identified by the Native American Heritage Commission (NAHC) may be required if the site is identified to be of Native American affiliation. Work may resume within the stop-work radius only after the City of Sausalito, in consultation with the archaeological consultant, has determined that the appropriate on-site measures have been completed. Continuation of construction may require archaeological and/or Native American monitoring, at the recommendation of the City of Sausalito. Copies of all reports resulting from the discovery, identification, data recovery, and monitoring of archaeological discoveries within the project site shall be submitted to the City of Sausalito.</p> <p>Cult-4: Inadvertent Discovery of Human Remains. In the event that human remains are uncovered during construction, all construction work shall be halted within 50 feet of the remains until the appropriate steps defined in 14 CCR Section 150654.5.e are satisfactorily completed.</p>	<p>Community Development Department</p>	<p>NAHC shall identify descendants of the deceased, if remains are Native American</p> <p>Submittal and acceptance of an archaeological report to the Community Development Director</p>	