

**ENVIRONMENTAL
QUALITY ELEMENT**

ENVIRONMENTAL QUALITY ELEMENT

Section 6.1

INTRODUCTION AND PURPOSE

Natural features and resources have shaped the growth, form and character of the City of Sausalito. A central concern of the General Plan, therefore, is to build upon current City policy and continue to protect the City's natural resources and open space areas.

Environmental Quality covers two State mandated elements of the General Plan. These are open space and conservation. The intent of the policies in this element are to maintain and restore the natural resources including native vegetation and wildlife habitats that exist within the developed portions of Sausalito, and to protect and manage undeveloped areas with open space and conservation values. Policies are also directed toward improving water and air quality as well as conserving water and energy and reducing solid waste. Recreational policies provide guidance to the City in maintaining existing and developing new diverse and expanded opportunities for quality recreation.

Section 6.2

OBJECTIVES, POLICIES AND PROGRAMS

The Environmental Quality Element presents the City's objectives, policies and implementing programs for environmental issues. The issues covered in this element are grouped by the following objectives:

- 1.0 *Preserve Public Open Space*
- 2.0 *Maintain and Expand the Parks and Recreation System*
- 3.0 *Conserve Natural Resources*

Objective EQ-1.0

Preserve Public Open Space. Maintain and restore existing and future public open space areas for their aesthetic quality, protection of environmental resources, protection of public health and safety and recreation use.

■ Policy EQ-1.1

Open Space System. Establish and maintain a system of City-owned and privately owned open space areas as identified on map GP-13.

Program EQ-1.1.1

Open Space Map. *Maintain an up-to-date Open Space Map identifying existing public sites, private sites, pathways, easements, and trails.*

Program EQ-1.1.2

Open Space Coordination. *Coordinate City-owned open space with privately owned areas, open space owned by other public entities and the City's pathways and trails system.*

Program EQ-1.1.3

Review of Open Space Proposals. *Review on an ongoing basis any improvements or changes to the open space system proposed by other jurisdictions and agencies for consistency with Environmental Quality Element policies.*

■ **Policy EQ 1.2**

Open Space Acquisition. Expand the total acreage of passive and recreational open space areas through public agency purchase or private dedication of lands.

Program EQ-1.2.1

Open Space Committee. *Appoint, as a sub-committee of the Parks and Recreation Commission, an Open Space Committee to recommend a specific acquisition program including potential sites as designated on the Open Space Plan Map GP-13 and listed in the Background section.*

Program EQ-1.2.2

Evaluation of Potential Acquisition Sites. *Assist the Open Space Committee in the evaluation of the potential acquisition sites with particular emphasis on the potential for seismic or other safety hazards.*

Program EQ-1.2.3

Up-to-Date Open Space Plan Map. *Maintain an up-to-date Open Space Plan map which identifies potential sites or areas for acquisition.*

Program EQ-1.2.4

Financing Public Acquisition. *Work with the Open Space Committee in investigating means to finance public acquisition of potential open space areas that would include special taxes, donations, State bond issues, private foundations and personal bequests.*

■ **Policy EQ-1.3**

Public Open Space Use. Maintain public open space areas in a natural state compatible with the preservation of environmental resources, views and surrounding area uses.

Program EQ-1.3.1

Zoning Ordinance Amendment (Open Space). *Review and revise the list of permitted uses found in the zoning ordinance for public open space areas.*

Program EQ-1.3.2

Review of Plans. *Coordinate the review of plans of other public jurisdictions and utilities within and adjacent to the City on an ongoing basis to assure that any proposed improvements are consistent with City environmental policy.*

Program EQ-1.3.3

Aesthetics. Encourage aesthetically designed public facilities (power lines, water lines, water tanks, etc.), with appropriate placement, adequate setbacks and proper landscaping, to reduce aesthetic impacts and impacts on views of hillsides, ridgelines, open space, and the Bay.

■ **Policy EQ-1.4**

Open Space Management. Maintain habitat and scenic value of open space and ensure the protection of public health and safety through the well planned management of open space lands.

Program EQ-1.4.1

Open Space Management Plan. Develop an open space management and maintenance plan, in coordination with other jurisdictions.

Program EQ-1.4.2

Management of Private Open Space. Consider requiring the establishment of a long-term management program as a condition of approval for areas preserved through easements or other development restrictions.

Objective EQ-2.0

Maintain and Expand the Parks and Recreation System. Provide an organized system of recreational trails, park areas, facilities and programs which primarily address the recreation needs and interests of the City's residents.

■ **Policy EQ-2.1**

Parklands and Open Recreation Areas. Preserve and improve existing parklands and recreation areas for passive and active recreation use by City residents.

Program EQ-2.1.1

Capital Improvement Program. Schedule regular maintenance and improvements to City parks in the Capital Improvement Program (CIP) budget.

Program EQ-2.1.2

Private Funding. Continue to encourage private groups in the community, such as Friends of the Parks and Recreation foundation, to raise funds or establish programs such as adopt-a-park.

Program EQ-2.1.3

Volunteer Maintenance Programs. Promote a program of individual volunteers to assist in the maintenance of City parks, pathways, trails, and median strips.

■ **Policy EQ-2.2**

Special Events. Restrict large special events to specific sites in order to minimize the associated impacts of parking, noise, congestion and lighting.

Program EQ-2.2.1

City Permit (Special Events). Continue to require that special events obtain a City permit (see Policy HS-3.4).

■ Policy EQ-2.3

Martin Luther King Site. Expand the recreational uses of the Martin Luther King site.

Program EQ-2.3.1

Park and Recreation Facilities Master Plan. Prepare a Park and Recreation Facilities Master Plan for recreational development of MLK site (see Policy LU-5.3).

■ Policy EQ-2.4

Recreation Programs. Maintain recreational programs responsive to the assessed need.

Program EQ-2.4.1

Annual Review. Prepare annual recommendations to the City Council by the Parks and Recreation Commission after review of City sponsored programs.

Program EQ-2.4.2

Publicity. Continue to publicize information on City parks and recreation programs to encourage increased use by local residents.

Program EQ-2.4.3

Marin City Joint Use. Pursue cooperation and joint use of recreational facilities at Marin City and conduct a preliminary investigation into joining the Marin City Recreational District.

Program EQ-2.4.4

East Fort Baker. Continue the use of the fields and facilities at East Fort Baker in the Golden Gate National Recreation Area.

■ Policy EQ-2.5

Trails and Pathways. Include the recreational trails and pathways system in the City in the inventory of City recreation resources.

Program EQ-2.5.1

CIP. Schedule regular maintenance to the City's pathways and steps in the Capital Improvement Program (CIP) budget.

Program EQ-2.5.2

Refer to Policy CP-4.5,, and Policy CP-4.7 in the Circulation and Parking Element.

Objective EQ-3.0

Conserve Natural Resources. Conserve natural resources and enhance the quality of the environment with appreciation for the history of the area and archaeological factors.

■ **Policy EQ-3.1**

Preservation Strategy. Utilize the development review process to protect natural areas in private ownership.

Program EQ-3.1.1

Conditions of Approval. Identify and protect natural resources as conditions of project approval.

Program EQ-3.1.2

Property Owner Coordination. Work with property owners and non-profit conservation organizations to preserve and enhance special natural resource sites.

■ **Policy EQ-3.2**

Natural Terrain and Native Vegetation. Protect the natural terrain and native vegetation.

Program EQ-3.2.1

City Grading Standards. Require compliance with City grading standards if such standards are adopted (see Policy HS-1.2).

Program EQ-3.2.2

Tree Ordinance. Continue to implement the Tree Ordinance and provide support for the maintenance and protection of appropriate vegetation.

Program EQ-3.2.3

Tree Ordinance Modification. Review and modify the Tree Ordinance to assure continued review and protection of appropriate vegetation.

Program EQ-3.2.4

Zoning Ordinance Amendment (Ridgetops). Amend the Zoning Ordinance in order to preserve remaining upper ridgetops and assure that building profiles (silhouette) are minimized above the ridgeline.

Program EQ-3.2.5

Mapping Ridgelines. Initiate a mapping program identifying sensitive ridgeline areas in concert with the zoning amendment.

■ **Policy EQ-3.3**

Threatened and Endangered Species. Protect threatened and endangered species of wildlife and plants native to Sausalito and the Southern Marin area.

Program EQ-3.3.1

Special Studies (Threatened and Endangered Species). Require special studies for projects proposed in areas that could potentially impact threatened or endangered species habitat.

Program EQ-3.3.2

Catalogue Threatened and Endangered Species. Continue to catalogue and update information on threatened and endangered species and locally scarce species or habitat for use when projects are proposed.

Program EQ-3.3.3

Native Habitat Restoration. Require that native habitat be restored where required by the Department of Fish and Game through the development review process.

Program EQ-3.3.4

Botanical Reports. Require detailed botanical reports for new development projects that are located within threatened plant habitat areas as identified on the Natural Diversity Data Base maps.

Program EQ-3.3.5

Invasive Plant Materials. Discourage the use of invasive non-native shrubs by landscapers, nurseries and homeowners in landscaped areas. Species that are undesirable because of their ability to spread into natural habitats of native species include French broom, Scotch broom, Spanish broom, and pampas grass.

Program EQ-3.3.6

Eradication. Attempt to eradicate broom populations in open space areas where the plant threatens important native plants or wildlife habitats.

Program EQ-3.3.7

Conservation Easements. Require the establishment of conservation easements on development sites that contain unique plant life or animal habitat as a condition of approval for development.

Program EQ-3.3.8

In-Lieu Fee. Allow payment of an "in-lieu" fee to environmental preservation agencies in order to allow for preservation in other areas if preservation or restoration cannot be accommodated within Sausalito.

■ **Policy EQ-3.4**

Water Quality. Improve the water quality in Richardson Bay and San Francisco Bay consistent with all pertinent Health and Water Quality regulations.

Program EQ-3.4.1

Code Enforcement (Marinas). Support BCDC enforcement of requirements that marinas provide restrooms and pump out facilities that are connected to sewers where liveaboards are allowed and where transient dock space is available.

Program EQ-3.4.2

Houseboat Requirements. Continue to require that all houseboats be served by sewer connections and provide for inspection of vessels.

Program EQ-3.4.3

Cement Hull Requirements. Consider amending the zoning ordinance to require that any new or reconstructed houseboats be constructed with cement hulls.

Program EQ-3.4.4

Boat Hull Requirements. Support the Regional Water Quality Control Board's (RWQCB) requirement that boat hulls be painted with materials that are non-toxic.

Program EQ-3.4.5

Zoning Ordinance Amendment (Liveaboards). Amend the zoning code to require sanitation facilities be installed in all marinas which permit liveaboards.

Program EQ-3.4.6

Pump-Out Stations. Require approvals of permits for new and operating harbors to include pump-out stations.

Program EQ-3.4.7

Urban Runoff Control Program. Continue to participate in the Marin County Baseline Urban Runoff Control Program.

Program EQ-3.4.8

Hazardous Materials Leaks. Respond to any reported hazardous materials leaks into the storm drainage system.

Program EQ-3.4.9

Hazardous Materials Dumping. Continue painting no hazardous materials dumping symbols next to storm drain catch basins within the City limits.

Program EQ-3.4.10

Direct Runoff into the Bay. Impose conditions on all development applications which are necessary to prevent direct runoff from streets, structures, and parking areas into the Bay or wetland areas.

Program EQ-3.4.11

Storm Drain System Improvements. Provide for the improvement of the existing storm drain system through public funding in the CIP and through requirements imposed on private development.

Program EQ-3.4.12

Well Ordinance Review. Periodically review and update the Well Ordinance as new technical and environmental information becomes available.

Program EQ-3.4.13

Richardson Bay Regional Agency. Coordinate with the Richardson Bay Regional Agency (RBRA) in implementing the adopted water pollution control program contained in the Richardson Bay Special Area Plan.

Program EQ-3.4.14

Monitoring Bay Water Quality. Coordinate with the Richardson Bay Regional Agency to assist the RWQCB and BCDC in the regular monitoring of Bay water quality.

■ **Policy EQ-3.5**

Bay Waters. Preserve and enhance the open waters of Richardson and San Francisco Bays.

Program EQ-3.5.1

Unauthorized Fill. During the review of new development proposals, comply with BCDC regulations for the removal of unauthorized fill.

Program EQ-3.5.2

Bay Waters Review Agencies. Support the purposes of BCDC, RBRA, and the State Lands Commission.

■ **Policy EQ-3.6**

Shoreline Areas. Preserve the undeveloped open shoreline, shoreline habitat, and public access in waterfront development consistent with public trust and private ownership purposes.

Program EQ-3.6.1

Dunphy Park Master Plan. Promote the development of a master plan for the property surrounding Dunphy Park to provide more public access to the waterfront.

Program EQ-3.6.2

Zoning Ordinance Amendment (Open Shoreline). Revise the Zoning Ordinance to require retention and/or restoration of substantial portions of open shoreline as shown on map GP-14.

Program EQ-3.6.3

Zoning Ordinance (Improved Access). Revise the Zoning Ordinance to require that new development projects improve public access to the shoreline and views.

■ **Policy EQ-3.7**

Fisheries and Harbors. Preserve and promote Sausalito as a base for the fishing industry.

Program EQ-3.7.1

Regulatory Agency Review. Coordinate water based development permit review with appropriate regulatory agencies.

Program EQ-3.7.2

Bay Water Quality. Support actions to improve Bay water quality, consistent with City water quality policies and programs (see Policy EQ-3.4).

Program EQ-3.7.3

Pacific Herring Run. Continue to promote and protect the Pacific Herring run, as well as the return of other fish and crustaceans, in Richardson and San Francisco Bays.

Program EQ-3.7.4

Zoning Ordinance Review (Fishing Industry). Review the Zoning Ordinance to ensure that the permitted uses listed assure the promotion of the fishing industry.

■ **Policy EQ-3.8**

Wetlands Protection. Provide for the retention and protection of existing wetlands and the restoration and acquisition of lost wetlands.

Program EQ-3.8.1

BCDC. Support BCDC in maintaining, enhancing and adding to the total wetland areas located within the Sausalito planning area.

Program EQ-3.8.2

Wetlands Preservation Strategy. Review Federal, State, Regional and local policies, principles and guidelines to develop a consistent wetland preservation strategy.

Program EQ-3.8.3

Wetland Purchase. Establish a program to purchase of development rights by the City or other entity for the purpose of preserving and enhancing wetland and other resource conservation values.

■ **Policy EQ-3.9**

Creeks and Drainageways. Promote the natural integrity of creeks and/or drainageways as riparian habitat, wildlife corridors, and to protect residents from flooding and other hazards.

Program EQ-3.9.1

Ordinance Amendment (Setbacks). Amend City ordinances to require setbacks for any constructed feature proposed to be located near a natural drainageway identified on Map GP-14.

Program EQ-3.9.2

Creek Clean-up. Initiate creek clean-up activities through appropriate noticing and swift enforcement actions.

Program EQ 3.9.3

Public Information. Initiate public information programs to stress the importance of keeping debris clear for proper drainage and enhancement of privately owned creeks and drainageways for wildlife habitat.

Program EQ-3.9.4

Riparian Areas. Discourage any construction proposed to occupy riparian areas as identified on map GP-14.

■ Policy EQ-3.10

Archaeological Factors and History. Respect and be sensitive to the native and early history of the Southern Marin area.

Program EQ-3.10.1

Sausalito Historical Society. Encourage the Sausalito Historical Society to gather information on the early history and sites of the native inhabitants of the area.

Program EQ-3.10.2

Project Referral. Refer projects which propose new construction to the Northwest Information Center to establish whether they are in a zone of archaeological and/or historical sensitivity.

Program EQ-3.10.3

Archaeological Surveys. Require archaeological surveys on properties near known archaeological sites prior to excavation to establish the limits of those sites, evaluate their importance and include measures to protect archaeological resources.

Program EQ-3.10.4

Construction Mitigation. Halt all activity until the site is examined by a City-approved archaeologist and appropriate mitigation measures have been identified and implemented should an archaeological site be uncovered during any phase of construction.

Program EQ-3.10.5

State Law. Continue to comply with all CEQA requirements as they pertain to archaeological resources.

■ Policy EQ-3.11

Air Quality. Strive to achieve Federal and State air quality standards by managing locally generated pollutants.

Program EQ-3.11.1

Air Quality Information. Distribute an air quality public information handout prepared by the Bay Area Air Quality Management District (BAAQMD) identifying common hazardous materials and those that have controlled emissions.

Program EQ-3.11.2

Circulation and Parking Element Programs. Implement those programs identified in the Circulation and Parking Element which could reduce vehicular emissions.

Program EQ-3.11.3

Odor-Emitting Uses. Continue to investigate the need for special conditions for potential odor-emitting uses through the environmental review process.

Program EQ-3.11.4

Toxic Chemicals. Initiate public awareness programs to minimize the use of toxic garden and lawn sprays for both public and private purposes (see Policy HS-1.6).

Program EQ-3.11.5

Clean Burning Fuels. Encourage business and residential use of clean burning fuels.

Program EQ-3.11.6

City Vehicles. Require vehicles purchased by the City to have low emissions and do routine maintenance to ensure low emissions.

Program EQ-3.11.7

Dust Mitigation. Require that developers prepare a dust mitigation plan identifying methods for reducing particulate emissions.

Program EQ-3.11.8

Dry Cleaners. Continue to require that on site dry cleaners locate only within the Industrial land use designation.

Program EQ-3.11.9

Gas Stations. Continue to require a Conditional Use Permit for gas stations.

■ **Policy EQ-3.12**

Water Conservation. Promote and encourage water conservation measures to assure that an adequate supply of high quality water is available for local residents.

Program EQ 3.12.1

Marin Municipal Water District. Coordinate development review with the Marin Municipal Water District (MMWD) to ensure adequate water supplies.

Program EQ-3.12.2

Local Water Conservation Ordinance. Continue to implement the local water conservation ordinance in coordination with MMWD.

Program EQ-3.12.3

Well Permit. Continue to require a City permit to drill a well.

Program EQ-3.12.4

Reclaimed Water. Evaluate the use of reclaimed (treated) waste water for watering City landscaping, median strips, and parks.

Program EQ-3.12.5

Future Water Supply Planning. Coordinate with MMWD and surrounding communities in discussion of and planning for future water supply and water quality.

■ **Policy EQ-3.13**

Energy Conservation. Encourage the application of energy-efficient design and energy saving devices in new and existing buildings.

Program EQ-3.13.1

Street Light Conversion. Consider converting City incandescent street lights to color-corrected High Pressure Sodium (HPS) or other less energy intensive fixtures in order to reduce energy consumption and costs.

Program EQ-3.13.2

Passive Solar Design. Encourage new development to utilize passive solar energy methods to reduce energy consumption to the extent feasible consistent with other design considerations, such as view retention, glare, and other requirements.

■ **Policy EQ-3.14**

Solid Waste Conservation and Recycling. Support recycling efforts and actions that reduce solid waste generation and provide for its safe disposal.

Program EQ-3.14.1

County Solid Waste Management Plan. Coordinate local recycling efforts and publicity efforts with those of the County Solid Waste Management Plan (see Policy LU-7.4).

Program EQ-3.14.2

Household Hazardous Waste. Coordinate local recycling efforts and publicity efforts with those of the County to promote safe disposal or recycling of household hazardous waste.

Program EQ-3.14.3

Recycling. Continue and expand existing residential program and establish a commercial recycling program in coordination with the Chamber of Commerce and local businesses.

Section 6.3

ENVIRONMENTAL QUALITY BACKGROUND

The City of Sausalito adopted its first Open Space Element in 1974. In this document, the City laid out the basis for the environmental protection of Sausalito. Many of the goals identified in the 1974 Open Space Element were accomplished. An important aspect of that document was the acquisition of several key parcels as open space. They were Cypress Ridge, the South Ridge Lands, and Dunphy Park. However, not all identified properties were acquired. The Glen and several parcels near Dunphy Park were not purchased due to the lack of funding as a result of the failure of a 1975 Open Space bond measure.

The Environmental Quality Element builds upon the successes achieved through the policies established in the 1974 element by extending and enhancing those original policies with new policies and more supporting programs to complete the City's open space system. The scope of the element has been expanded to include policies on the City's recreation resources and protection of other natural resources.

■ Open Space

As is the case with many other cities in Marin County, Sausalito enjoys a large amount of open space within its jurisdiction. Sausalito is exceptionally fortunate to have the Golden Gate National Recreation Area (GGNRA) to the west and south of the City. Within Sausalito's jurisdictional boundaries, the GGNRA holds title to approximately 182 acres of open space. Open space owned by the City of Sausalito totals 16.85 acres. Below is a summary of open space lands to which the City holds title.

- (1) **Shelter Cove.** A 1.95 acre waterfront tidelands area including underwater lots preserved as open space, on the southern waterfront.
- (2) **Cypress Ridge.** A 14.9 acre open space and view area, is located north and east of Highway 101 and south and west of Rodeo Avenue.

The City recognizes that enlarging the public parks and open space holdings is a long term commitment. As proven in the 1974 Element, the City is not always successful in acquiring desired areas. Based on this long term commitment, the Plan calls for investigating several methods of expanding the amount of park and open space found in the City.

One method is to require the developers of parcels to dedicate heavily vegetated or visually significant portions of parcels to remain in open space. The City may require outright land dedication or deed restrictions such as conservation or scenic easement deeds.

A second method would be the purchase of significant parcels by the City. For this method, the Plan calls for the re-establishment of the Open Space Committee. This Committee should be an ad-hoc sub-committee of the Parks and Recreation Commission. It would periodically update its list of potential sites for acquisition. Further, this board would establish an open space acquisition schedule after researching the methods by which the City could obtain funding for the purchase of open space lands.

The 1995 Environmental Quality Element identifies several specific sites that the Committee should consider acquiring to meet the future demands for park lands and open space. Those parcels are as follows:

- (1) **CalTrans Property.** Specifically, a 7.74 acre portion of CalTrans property located between Spencer Avenue and Monte Mar Drive.
- (2) **Utility Easements.** Totaling approximately 2.1 acres located throughout the City.
- (3) **Underwater Parcels.** Approximately 1.44 acres of privately held underwater parcels located along the City's waterfront.
- (4) **855 Bridgeway.** A .30 acre site located between the Caledonia Street area and the Downtown area.
- (5) **Zakessian Waterfront Parcels.** A 2.20 acre portion of the total Zakessian central waterfront area that would be annexed by the neighboring Dunphy Park.
- (6) **Southern Clipper Peninsula.** A 2.17 acre site along the northern City limits that has sweeping views and fishing access.
- (7) **MMWD Sites.** Totaling approximately 2.0 acres located throughout the City that could be developed as neighborhood parks and playgrounds.

Not all of the sites identified for preservation as open space are the responsibility of the City of Sausalito. Several of these properties should be included within the Golden Gate National Recreation Area (GGNRA). Those properties are the privately held lands in the Wolfback Ridge area and the CalTrans right-of-way lands.

In order to assess the risk to the City of acquiring open space lands, there will be a thorough analysis of potential for safety hazards prior to the acquisition or acceptance of said lands. Hazards to be investigated include slope stability and seismic hazards, flooding and fire hazards. The potential for geologic hazards will be assessed by a California Certified Engineering Geologist before the City takes title. If safety hazards are discovered, they may be required to be rectified prior to purchase or acceptance of the open space.

It is the goal of the City to maintain the existing public recreational facilities to the highest standard possible. This goal will require the periodic replacement of equipment and continuous maintenance of the existing landscaping and equipment. To meet this goal, the City will continue to identify improvement projects in the Capital Improvement Program (CIP) budget. It may also be necessary to recruit individual volunteers to assist with the maintenance of the City's recreational facilities. This program could be run by a group such as the Friends of the Parks and Recreation Foundation in conjunction with the Public Works Department.

■ Open Space Management

With the addition of more lands to the City's current open space stock, and the increased awareness of potential fire hazards on these lands, there is a specific need for a maintenance program to ensure the safety of private lands neighboring these open space areas. In response to this potential threat to the public welfare and safety, the City will develop an open space management plan.

The open space management plan will promote the reduction of fire hazards through the periodic maintenance of the open space and identify funding sources for this effort. Maintenance will include removal of fuel materials. The management plan will also include an abatement of exotic (non-native) plant materials and programs to foster the reintroduction of native vegetation to the open space areas.

In the case of privately held open space, the City will consider requiring the establishment of a long-term management program as a condition of approval for areas preserved through easements or other development restrictions. This is to ensure the proper maintenance by the property owner to protect environmental resources and community safety.

■ Parks and Recreation

Sausalito has nineteen (19) parks, playgrounds, and recreation facilities (map GP 15) within its boundaries in addition to the public and private open space areas. While Sausalito has an impressive number of small intensely used mini-parks and playgrounds, it does not have many large sized parks or playing fields for active recreation. Joint programming with the Marin City Recreation Department will be pursued to address this need. In addition to pursuing joint programming with the Marin City Recreation Department, the City will continue to cooperate with the GGNRA when using the fields at East Fort Baker.

With the recent addition of the 17 acre Martin Luther King site through a lease/purchase agreement, the .88 acre park and playground developed at the Civic Center, the 1.1 acre beach and open water area added at Schoonmaker Beach, and the 2.67 acre Marinship Park, all additions since the last General Plan was prepared, the overall acreage of total parks and recreational facilities in Sausalito is approximately 34.87 acres. The National Recreation and Parks Association recommends 5 acres of park land per 1,000 population. ABAG has projected that Sausalito's population will be 7,500 people by the year 2005. As recommended by the National Recreation and Parks Association, a total of 37.5 acres of park lands will be needed to accommodate 7500 Sausalito residents. In order to meet the demands of the year 2005, an additional 2.63 acres of park lands should be acquired and developed. Below is an inventory of existing parks and open space areas:

- (1) **Swede's Beach.** A .12 acre sandy beach at the end of Valley Street.
- (2) **Tiffany Beach.** A small sandy beach east of Bridgeway and North Street directly across from Tiffany Park.
- (3) **Tiffany Park.** A .21 acre park located on the west side of Bridgeway at the east end of North Street.

- (4) **Southview Park.** A .61 acre park on North Street, between Third and Fourth Streets; consists of a three-level playground/tennis court/view-park on the site of the former South School.
- (5) **Cloudview Park.** A .52 acre park located on Cloud View Road west of Booker Avenue, includes a children's play area and a meeting room.
- (6) **O'Donnell Seat (Poet's Bench).** A marble bench and small garden area at the corner of Harrison and Bulkley Avenues.
- (7) **Municipal Fishing Pier.** A small pier on the east side of Bridgeway just south of the overwater Downtown restaurants.
- (8) **Yee Tock Chee Park (formerly Princess Park).** A .12 acre Downtown viewing-park on the east side of Bridgeway at Princess Street.
- (9) **Plaza Vina Del Mar.** A .19 acre park in the heart of the Downtown at the intersection of Bridgeway, Anchor, and El Portal Streets, consists of abundant and lush landscaping, fountain, and sculpture.
- (10) **Gabrielson Park.** A .59 acre waterfront park, located east of the City parking lot at Anchor Street, consist of lawn, benches, and sculpture.
- (11) **Harrison Playground.** A .14 acre playground located on Harrison Avenue opposite Star of the Sea Church containing children's playground equipment.
- (12) **Cazneau Playground.** A small children's playground of .09 acres on Cazneau Avenue near Girard containing slides and swings.
- (13) **Turney Street Ramp.** A boat launching area located at the end of Turney Street.
- (14) **Civic Center Park.** A .88 acre park/playground located at the Civic Center on Caledonia Street at Litho Street.
- (15) **Dunphy Park.** A 1.78 acre park (land area) and waterfront beach along the east side of Bridgeway between Napa and Litho Streets. Including the under water portions of the park, the total acreage of Dunphy Park is 9.89 acres.
- (16) **Bolinar Plaza.** A small landscaped median with a public sculpture located at the intersection of Napa Street, Caledonia Street, and Bridgeway.
- (17) **Schoonmaker Beach.** A 1.1 acre site located on Schoonmaker Peninsula in the Marinship area that has a beach and open water area for swimming, sailing and other water related recreational activities.

- (18) **Langendorf Playground.** A .35 acre park/playground on Easterby Street at Woodward Avenue, contains a small children's play area with slide and play equipment.
- (19) **Marinship Park.** An approximately 2.67 acre park in the heart of the Marinship, located north of the U.S. Army Corps of Engineers Bay Model building, includes tennis courts and a grassy park area.
- (20) **Martin Luther King Site.** A 17 acre site acquired by the City from the Sausalito School District in 1987 by virtue of a lease/purchase agreement. At present, the existing school buildings are being used for a variety of "cottage industries". The future open space uses are still to be determined.

■ **Natural Resource Conservation and Enhancement**

The natural resources that the City seeks to protect and conserve include, scenic hillsides, ridgelines, creeks and drainageways, bay waters and bay biotic resources, wetlands, natural shoreline, trees and other vegetation, rock outcroppings, air and water quality, and wildlife habitat.

Development proposals will be required to retain or restore the natural environment to the greatest extent possible. The City will continue to implement the Tree Ordinance and review and modify the ordinance as needed to assure appropriate procedures for protection of existing natural vegetation. The intent is to protect desired trees, remove undesired trees and balance tree trimming/removal with protection of views, fire safety and privacy.

■ **Natural Terrain and Vegetation**

As discussed in the Community Design and Historic Preservation Element, respect for the natural environment in the design of all development is a guiding philosophy for the development of Sausalito as a community. Respect for the natural environment begins with protecting and preserving the unique environmental characteristics of a project site. Minimization of grading of sites is one key to this philosophy. Preservation of native vegetation to the greatest extent possible is also essential.

To maintain the integrity of the natural terrain on a larger scale, the Plan calls for the preservation of ridgelines and the upper slopes of ridges. A common development practice found in Marin is to construct residences on the top of ridgelines. This practice is not only aesthetically displeasing, but also may be damaging to the natural environment. The Plan calls for the preservation of the remaining open ridgelines in Sausalito and provides that no structure break the view of the natural ridgeline as seen from City vantage points below. Preservation issues concerning the specific ridges to be preserved in Sausalito are:

- (1) **Cypress Ridge.** Protect the ridge and assure that any utilities are consistent with City policy.
- (2) **Wolfback Ridge.** Assure that no new silhouette can be seen from public right-of-way in Old Town and the Spencer Avenue exit from Highway 101.

- (3) **South Ridge (Edwards Avenue).** Assure minimal impact on ridgeline views from Bridgeway.
- (4) **CalTrans Property Right-of-Way.** Limit development along the CalTrans right-of-way to improvements that do not impact ridgeline views from Bridgeway or neighboring public rights-of-way.

■ Richardson Bay

The location of Sausalito fronting the waters of Richardson Bay elevates the issue of water quality to one of major importance in the City. Clean estuarine and marine water are critical to the quality of life in Sausalito. Clean water provides the City with the opportunity for recreation activities in the water such as swimming and windsurfing and along the shore such as hiking and picnicking. Clean water also provides a healthy habitat for aquatic life and wildlife.

Richardson Bay is particularly susceptible to water pollution because of its enclosed shape, shallowness and minimal tidal flushing action. Major pollution sources in Richardson Bay have been (1) treated municipal waste water; (2) wet weather overflows from municipal treatment plants; (3) untreated waste water from unsewered houseboats and liveaboards; (4) urban water runoff; (5) sedimentation and erosion; and (6) dredging and dredged material disposal.

Other important concerns to Sausalito and the other Cities surrounding Richardson Bay are the preservation of valuable wildlife habitat, i.e., open water areas, mud flats and marshes, particularly eel grass beds important to herring spawning, the maintenance of navigation ways, the restoration of tidal action and enhancement of marsh areas, the limitation of bay fill, and the control of residential vessels and floating structures on public trust lands.

The Richardson Bay Special Area Plan was adopted in 1984 to address these concerns. Sausalito has been a major participant on the Richardson Bay Regional Agency which was established in July 1985 to implement the Special Area Plan. The General Plan incorporates the policies of the Richardson Bay Plan and the City will continue to support implementation efforts.

■ Archaeological Resources

Prior to the arrival of the Spanish in the Bay Area, Sausalito was most likely viewed by the aboriginal inhabitants of the area as favorably as modern day inhabitants. Evidence of habitation could probably, at one time, have been seen covering the entire shoreline of the City, extending from the shore to the level terraces at the base of the hills. By the mid-19th century, much of the remains of the original and now abandoned villages were probably covered over by fill as the bay margin was developed. By the turn of the century, visible evidence of Native American occupation could only be found at a handful of locations.

The first systematic inventory of prehistoric site locations occurred in 1907, when N.C. Nelson of U.C. Berkeley started the process of recording archaeological sites along the entire San Francisco Bay margin. A total of four sites were recorded for the area of Sausalito, three of which fall within the borders of the present City. As noted above, these are probably not the only three sites which exist in Sausalito.

Protected under provisions of the California Environmental Quality Act, and under state-wide law protecting the locations of Native American burial grounds, the General Plan must consider the presence/absence of prehistoric cultural resources inside the city borders, and must have guidelines in place concerning the identification, evaluation and mitigation of impacts to these resources.

The most effective method of addressing the issue of archaeological sites inside the city borders is to define a zone of sensitivity within which it must be assumed that the potential of discovering archaeological materials would be very high. Three sensitivity zones have been identified and are listed below:

- (1) **Zone 1:** This would consist of the shoreline starting at El Portal Park and extending to the south to South Street. Prehistoric sites could be found extending from the shoreline itself up to and into the mouths of the drainages, approximately at Third Street in this area.
- (2) **Zone 2:** This is an area running from El Portal Park to the west, approximately ending at Napa Street. Archaeological site placement could again range from the old shoreline to the upper reaches of the drainages running down from the south; Bonita Street, at least on its eastern end, probably marked the line of extension. Further to the west the actual toe of the hills drops lower down to the vicinity of Caledonia Street near Bee Street.
- (3) **Zone 3:** This includes the original shoreline between Dunphy Park and Martin Luther King School. The construction of the Marinship facility to build supply ships during World War II caused a massive filling of the marshlands found on the bay side of Bridgeway in this area. Bridgeway, which occupies high ground from its intersection with Napa Street to the west as far as approximately the intersection of Bridgeway and Nevada Street probably marked the extension of any aboriginal site placement. From Nevada Street to the Martin Luther King school site, archaeological site placement may have continued in as far as Tomales Street behind the former distillery, now an area of housing (Willow and Cypress Lanes).

Any future development on recorded archaeological sites identified by the Northwest Information Center which will require sub-grade excavation will require subsurface archaeological testing as a part of the permitting process. A program will be considered to require some degree of subsurface testing inside the remainders of the zones of sensitivity to gain information about the presence/absence of unrecorded archaeological materials.

The California Environmental Quality Act not only requires the assessment of potential impacts that development may have on prehistoric archaeological resources, but also requires environmental assessment of historical archaeological resources. The difference between the two resources is as follows. Prehistoric resources are those resources which predate written history. An example of this type of resource is native American burial grounds. Historic resources are those resources that have been established by non-native cultures such as European explorers and settlers. The City's environmental review procedures include an analysis of historic resources.

The City currently has a Historic Landmarks Board and Historical Society to assist staff in researching the potential impact that proposed development may have on the City's historic archaeological resources.

■ Biotic Resources

Sausalito has four main habitats in which native plants and/or animals live. Some of these species are threatened with extinction and require special attention and management. The main habitats within the City are Open Bay Water, Shoreline, Residential and Coastal Scrub/Woodland.

Open Bay Waters

This habitat supports a wide variety of fish of which some come close enough to the shoreline to be considered part of that community as well. Because Sausalito is so close to the Pacific Ocean, almost all of the over 100 marine species of fish known from San Francisco Bay probably pass through this habitat. The most notable fish species include salmon, striped bass, sturgeon, shad and herring. The first four fish were once heavily fished commercially in the Bay, but not since the late 1950's has it been allowed. Today, the most actively fished species for commercial purposes is the Pacific Herring during its annual spawning season.

On the surface of the Bay, and often diving to the depths below are a great variety of birds. Cormorants, Brown Pelicans, diving ducks, (Scaup, Canvasbacks) and grebes are often present. Terns, in season, dive from the air to the surface waters to catch fish.

Shoreline

As the Bay waters impinge upon the land, the support of a variety of plants and animals largely depend on the substrate and the tidal inundation. Given a mid-tide elevation, a substrate that is soft (mud/sand) may house marine worms and clams, but if it is rip rap or piling (hard) then mussels and barnacles will be able to attach and hold on to the substrate. Many plants find a solid substrate vital for their attachment, especially the seaweeds which serve as the base to numerous food chains.

Wetlands are also located in this habitat zone and provide the most diverse habitat for animals. Wetlands are fragile natural resources to be preserved for safety reasons since they are subject to flooding, erosion, soil-bearing capacity limitations and other hazards, and they are resources of special significance due to their functions for wildlife habitat, pollution control, floodwater passage, groundwater recharge, erosion control, education, scientific study, open space and recreation. Where possible, buffers shall be provided between development projects and adjacent wetlands consistent with BCDC standards.

Residential

Although the plants of the residential habitat exist because they were planted, some are native anyway and probably support wildlife. Because of the diversity of plants under cultivation, and because of the year around watering (when there is no drought), wildlife is often increased in kind and number over what was there prior to cultivation. With an increase in trees and shrubs, small birds such as chickadees, jays, hummingbirds, and certain sparrows flourish. Lawns provide habitat for robins, Brown Towhees, blackbirds and starlings.

Shrub/Woodland

The lands west of Highway 101 in the City (GGNRA), are a mixture of native and alien species of plants. There is the possibility that a few endangered plant species may be present in this habitat. They are discussed under the section on endangered species below.

The woodland communities are closely related and are distinguished by the amount of tree coverage. Oak savanna is comprised of open grasslands with isolated or scattered oak trees. The oak woodland community, on the other hand, is comprised of 30% or greater tree cover, which may include coast live oak, bay oak, California bay, madrone and buckeye trees. The understory includes different herbaceous species such as miner's lettuce, wild iris, wild strawberry and grasses, depending on the amount of sun exposure. Common shrubs include California toyon and poison oak. The oak savanna and woodland communities provide habitat for diverse populations of insects, mammals, predatory and song birds. In addition to their wildlife habitat value, oak woodlands are important in soil development and watershed protection.

■ Endangered or Threatened Species

The state and federal governments have established lists of threatened and endangered species based on scarcity of numbers, reduction of habitat or range, overutilization, disease or predation, jeopardy to reproduction and inadequacy of regulatory protection. Both the state and federal government use the term endangered to denote species in greatest danger of extinction. Threatened is a lessor category. There are also lists of species which may be elevated at a later date to endangered or threatened status. The State of California also monitors species of special concern which are species whose populations are decreasing.

The California Department of Fish and Game publishes the Natural Diversity Data Base (NDDB) which lists the State's threatened and endangered plant and animal species. According to the NDDB, there are two threatened or endangered plant species and four animal species that are located within the Sausalito planning area. The two endangered plant species listed in the NDDB are the Point Reyes Bird's-Beak (located in the Shoreline and Manzanita sphere of influence areas) and the White-rayed Pentachaeta (located primarily within the GGNRA). The four animal species listed by the NDDB are the California Clapper Rail (threatened), the California Black Rail (endangered), the Salt Marsh Harvest Mouse (endangered) and the Mission Blue Butterfly (endangered).

■ Air Quality

The winds from the ocean and the Bay serve to keep any serious build-ups of air pollutants from occurring in Sausalito. The Air Quality Management District monitors air quality throughout the region. There are no air quality monitoring stations in the City of Sausalito. The evaluation is based on data from the closest monitoring station, which is in San Rafael.

- (1) **Ozone.** Virtually no problems are apparent. Federal ozone standards have not been exceeded for even one day since 1979. Only in 1976 were Federal standards exceeded on more than one day, and 1976 was a very bad year for air quality in the whole Bay Area. The 1988 State Clean Air Act raised California's ozone standards to a higher level than the Federal standards. The San Rafael monitoring station exceeded the higher California standard only one day in 1988. It was not exceeded on any day in 1989 or 1990.

- (2) **Carbon Monoxide.** State and Federal standards have never been exceeded at the San Rafael station. The State and Federal standards are 9 parts per million. Five parts per million was the highest level recorded in 1990.
- (3) **Particulates.** In 1990, the annual mean value of 33 micrograms per cubic meter was below both the State and Federal standards. Neither the annual mean standard nor the 24 hour average standard were exceeded in 1989 or 1990.
- (4) **Nitrogen Dioxide and Sulfur Dioxide.** These standards have never been exceeded at the San Rafael station.

These data are especially encouraging since weather conditions in Sausalito are almost always more windy than in San Rafael. Dispersion is the key to avoiding buildup of pollutants and, therefore, Sausalito almost assuredly has even cleaner air than at the San Rafael monitoring station. Of course, there still is the potential for pollutant build-ups. On those days where the air is not moving, heavy congestion along Bridgeway could cause a localized problem of carbon monoxide build-up. Also, although idling diesel tour buses probably do not generate carbon monoxide problems, they might create a localized particulate problem on very still days.

For these reasons, actions to reduce congestion on Bridgeway and to reduce fumes from tour buses could help improve air quality. Exploration of alternatives to auto use, such as a shuttle service along Bridgeway, are encouraged by the Bay Area Air Quality Management District (BAAQMD).

Since the Bay Area as a whole has not attained State and Federal air quality standards, BAAQMD and the Metropolitan Transportation Commission (MTC) are continuing to promote more effective air quality measures. The City will continue to participate in that effort by assuming that BAAQMD permits are secured. Traffic control efforts which reduce vehicular emissions will be pursued.

■ Water Conservation

Landscape plans must comply with the current water conservation regulations of the Marin Municipal Water District and should include water conserving irrigation systems, such as drip irrigation, low flow sprinklers and automatic controls. Turf areas should be minimal.





The City has adopted a local water conservation ordinance in coordination with MMWD. The City will also continue to require a permit to drill a well and a MMWD hook up when one is available. Capping and abandonment of the well will be required after hook up.

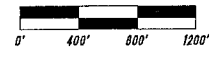
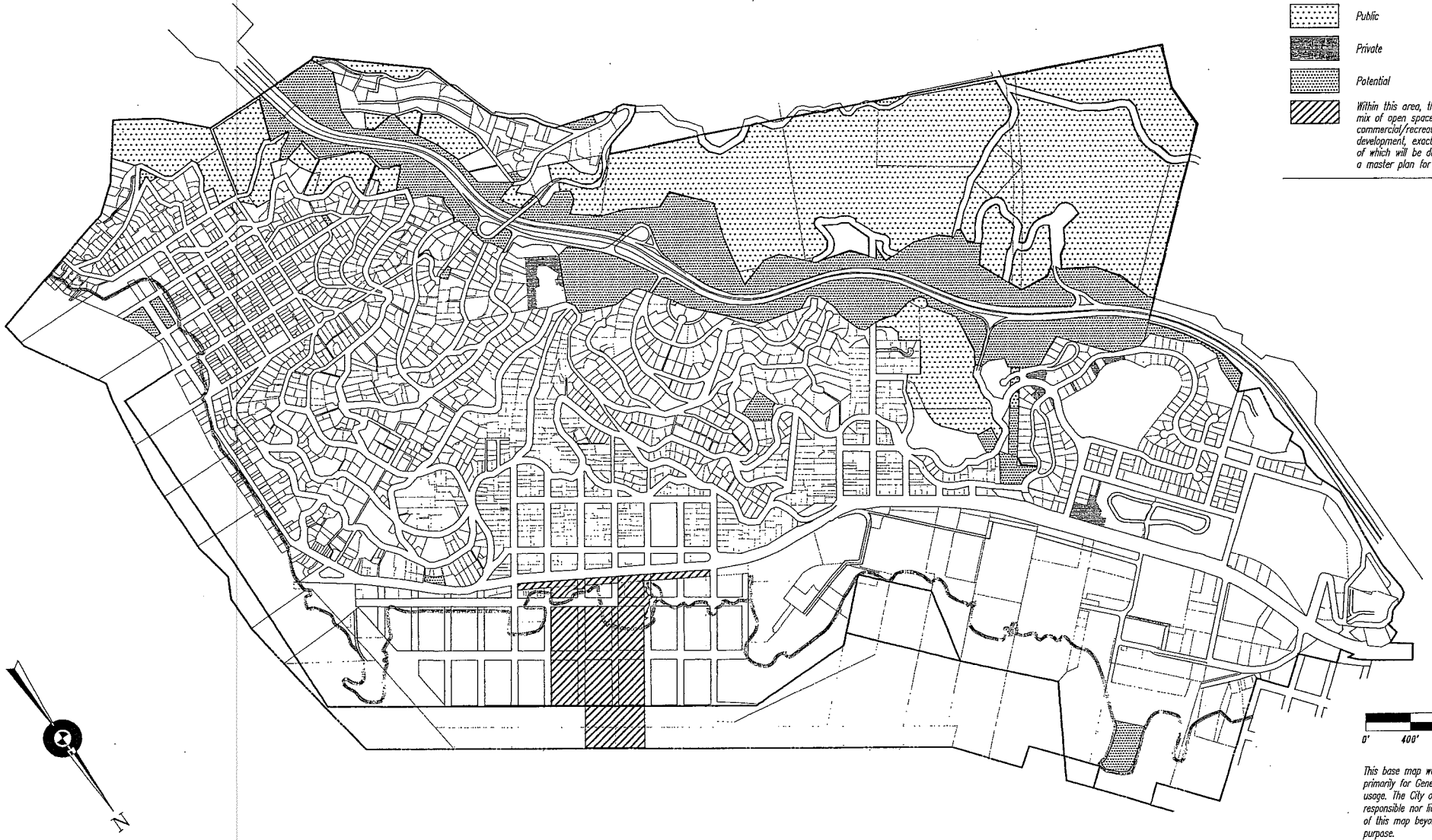
■ Energy Conservation

The City will encourage new development to utilize passive solar energy methods to reduce energy consumption to the extent feasible consistent with other design considerations and other requirements. Passive solar energy techniques include:

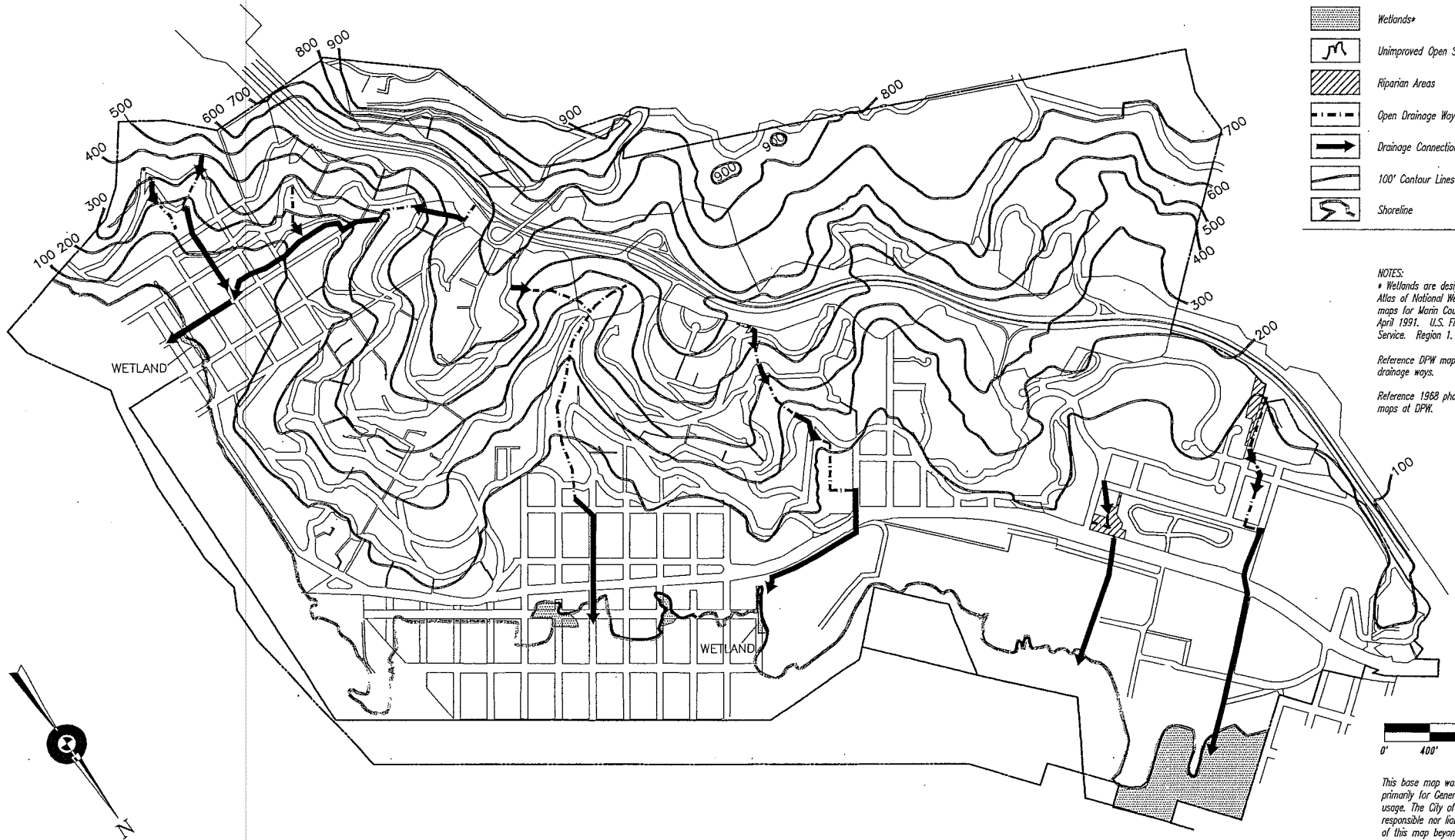
- (1) Design for maximum benefit of sun.
- (2) Use landscaping to control exposure to sun and wind.
- (3) Allow light, air and solar access to adjacent homes.
- (4) Incorporate energy-saving devices into the design.

LEGEND








-  Public
-  Private
-  Potential
-  Within this area, there will be a mix of open space and commercial/recreational development, exact location of which will be determined in a master plan for this area.



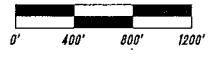
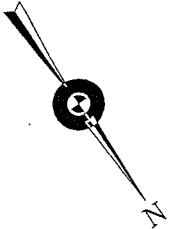
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LEGEND




	Wetlands
	Unimproved Open Shoreline
	Riparian Areas
	Open Drainage Ways
	Drainage Connection Lines
	100' Contour Lines
	Shoreline

NOTES:
 * Wetlands are designated by the Atlas of National Wetlands Inventory maps for Marin County, California, April 1991. U.S. Fish & Wildlife Service, Region 1.
 Reference DPW maps for accurate drainage ways.
 Reference 1988 photometric survey maps of DPW.



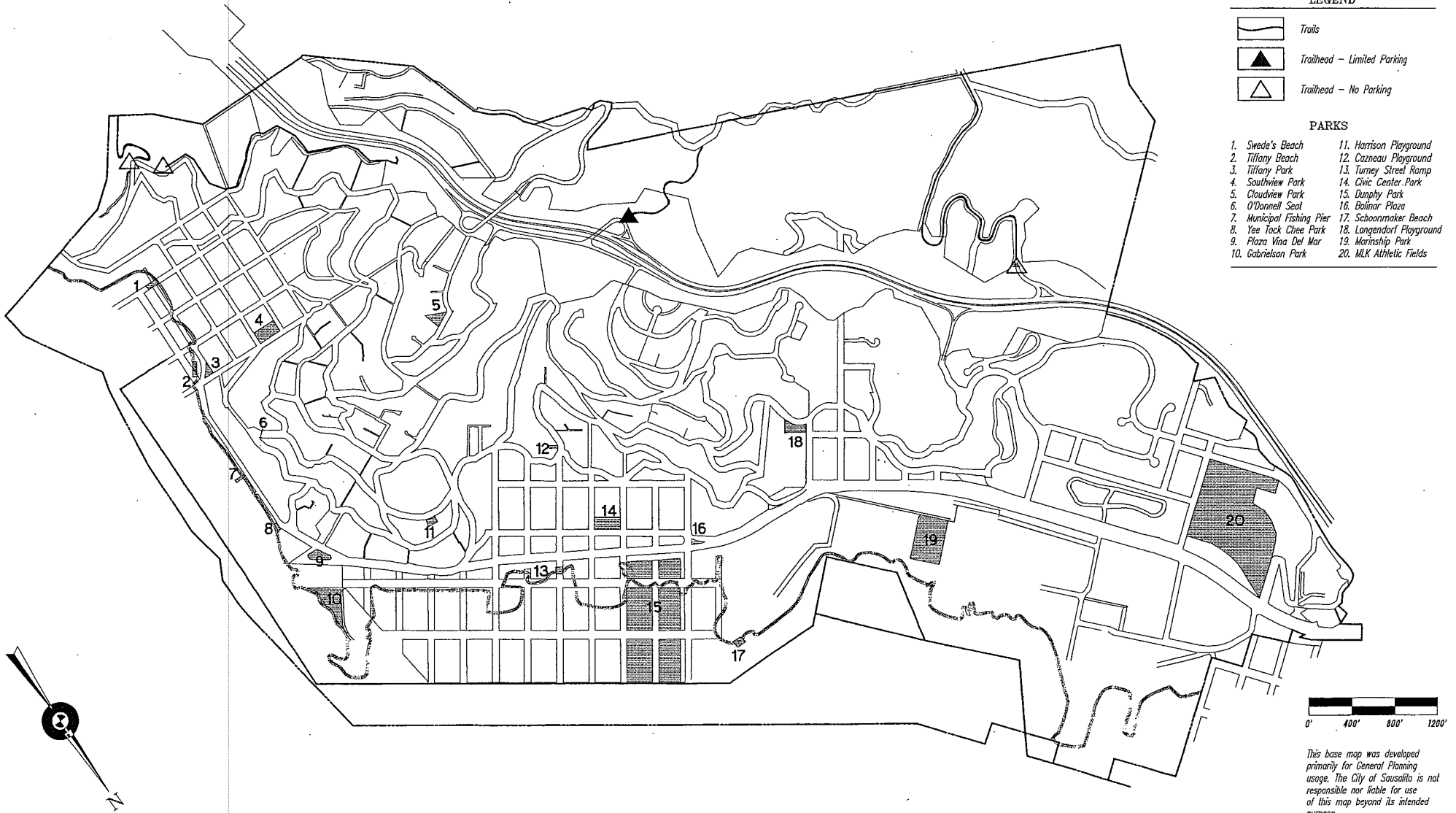
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LEGEND

-  Trails
-  Trailhead - Limited Parking
-  Trailhead - No Parking

PARKS

- | | |
|---------------------------|---------------------------|
| 1. Swede's Beach | 11. Harrison Playground |
| 2. Tiffany Beach | 12. Cazneau Playground |
| 3. Tiffany Park | 13. Turney Street Ramp |
| 4. Southview Park | 14. Civic Center Park |
| 5. Cloudview Park | 15. Dunphy Park |
| 6. O'Donnell Seat | 16. Bolivar Plaza |
| 7. Municipal Fishing Pier | 17. Schoonmaker Beach |
| 8. Yee Jock Chee Park | 18. Longendorf Playground |
| 9. Plaza Vina Del Mar | 19. Marinship Park |
| 10. Gabrielson Park | 20. M.K. Athletic Fields |



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