



STAFF REPORT

SAUSALITO CITY COUNCIL

MEETING DATE: November 12, 2019

AGENDA TITLE: City Council Comments Regarding the Notice of Preparation (NOP) for the General Plan Update Program Environmental Impact Report (EIR)

LEAD DEPARTMENT: Community Development

RECOMMENDATION

The City Council should review and discuss the NOP (**Attachment 1**) and provide any comments it wishes to provide direction to the Environmental Consultant (First Carbon Solutions) on topics to be explored in the Program EIR for the General Plan Update.

SUMMARY

A Notice of Preparation (NOP) has been prepared as the first step in the preparation of a Program EIR for the Sausalito General Plan Update. The City of Sausalito is considered the “lead agency” under the California Environmental Quality Act CEQA and is responsible for preparation of the document and for fulfilling review procedures dictated by CEQA and the CEQA Guidelines.

The Program EIR will evaluate the potential environmental impacts associated with adoption and implementation of the General Plan Update. The EIR will disclose potential impacts of the General Plan Update, propose mitigation measures to avoid and/or reduce impacts deemed potentially significant, identify reasonable alternatives, and compare the environmental impacts of the alternatives to the proposed project’s impacts. The EIR will evaluate a full range of environmental issues contemplated under CEQA, as described below:

- **Aesthetics:** This section will analyze the potential impacts to aesthetics, including scenic vistas, scenic resources, visual character and quality, and light and glare within the Planning Area.

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- **Air Quality**: An air quality analysis will be prepared in accordance Bay Area Air Quality Management District requirements. A discussion of the General Plan Update's contribution to regional air quality impacts will be included.
 - **Biological Resources**: This section will address direct and indirect impacts to regulated waterways and wetlands, sensitive habitats and mature native trees, sensitive plants and wildlife, and wildlife movement corridors.
 - **Cultural Resources**: The Program EIR will examine potential adverse impacts the project would have on historical resources (or eligible historical resources), archaeological, paleontological, and tribal cultural resources.
 - **Energy**: This section will include a discussion of the potential energy consumption and/or impacts from implementation of the General Plan Update, with an emphasis on avoiding or reducing inefficient, wasteful, or unnecessary consumption of energy.
 - **Geology, Seismicity, and Mineral Resources**: This section will analyze potential geological, seismic, and mineral resource impacts from implementation of the General Plan Update.
 - **Greenhouse Gas Emissions**: The Program EIR will analyze the General Plan Update's contribution to greenhouse gas emissions and potential impacts to climate change.
 - **Hazards and Hazardous Materials**: This section will discuss potential exposure to toxic substances resulting from activities within the Planning Area.
 - **Hydrology and Water Quality**: The Program EIR will analyze impacts of the General Plan Update on drainage patterns and water quality within the Planning Area.
 - **Land Use and Planning**: This section will summarize the City's land use characteristics, including the overall land use pattern and determine the potential environmental effects of the proposed General Plan Update related to Land Use and Planning.
 - **Noise**: This section will analyze short-term impacts to noise sensitive receptors and long-term noise exposure.
 - **Population and Housing**: This section will examine existing and future development potential and growth impacts within the Planning Area.
 - **Public Services**: The Program EIR will analyze impacts on public services, including police, fire and schools, from implementation of the General Plan Update.

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- **Recreation:** The Program EIR will analyze the potential impacts on recreational and open space resources from implementation of the General Plan Update.
 - **Traffic and Circulation:** The Program EIR will analyze the General Plan Update's impacts on the circulation system, including vehicle miles traveled within the Planning Area, safe routes to school and all modes of transit.
 - **Utilities:** This section will analyze the potential impacts associated with water supply, wastewater services, and other utilities and service systems.
 - **Wildfire:** This section will analyze the potential impacts to wildfire risks, adopted emergency and evacuation plans, infrastructure, and land and drainage stability.

The Program EIR will also discuss the cumulative impacts of the project in combination with other closely related past, present, and reasonably foreseeable probable future projects in the vicinity. Further, the EIR will describe and evaluate the comparative merits of a reasonable range of alternatives to the project that could reasonably accomplish most of the basic project objectives and could avoid or substantially lessen one or more of the significant impacts. The Program EIR will also analyze the "No Project Alternative" and will identify the environmentally superior alternative. The EIR will briefly describe and explain any alternatives that were eliminated from detailed consideration. The alternatives to be analyzed will be developed during the environmental review process and will consider input received during the public scoping process.

Purpose of the NOP: In accordance with CEQA Guidelines (14 California Code of Regulations [CCR] § 15082), the City has prepared this NOP to inform agencies and interested parties that a Program EIR will be prepared for the City of Sausalito's General Plan Update. The purpose of an NOP is to provide sufficient information about the General Plan Update to allow agencies and interested parties the opportunity to provide a meaningful response related to the scope and content of the Program EIR, including mitigation measures that should be considered and alternatives that should be addressed.

Public Notice, Scoping Meeting, and Comment Deadline: A 30-day timeline for providing comments to the NOP runs from October 17th through November 18th (note: this period is being extended through December 9th at 5:00 p.m. – see discussion later in this section). Availability of the NOP was posted in the Marin Independent Journal (IJ) on October 19th; posted at the Marin County Recorder's Office on October 17th; filed with the State Clearinghouse (responsible for coordinating reviews by State and federal agencies) on October 17th; and sent via certified mail to the following agencies by City Staff on

October 17th: Sausalito-Marin City Sanitary District, Marin Municipal Water District, San Francisco Bay Conservation and Development Commission (BCDC), Bay Area Air Quality Management District (BAAQMD), Golden Gate National Recreational Area, Department of Fish and Wildlife, Army Corps of Engineers, and the Cities of Belvedere, Tiburon, and Mill Valley. Notice related to the NOP was published in “Currents” on November 1st.

First Carbon Solutions (the environmental consultant) and staff conducted a public scoping meeting on Monday, November 4th at 7 p.m. in the City Council Chambers. Approximately 25 people attended the session. During the session twelve (12) people provided oral comments and three submitted written comments. Concern was expressed regarding the adequacy of the noticing, length of the comment period, lack of noticing to several specific agencies, and the project description.

Staff acknowledges that three agencies: Southern Marin Fire District; Sausalito-Marin City School District; and Golden Gate Bridge, Highway and Transportation District were not provided copies of the NOP. To correct this oversight, the NOP was mailed to each of the agencies on November 8th and the public comment period (for all wishing to comment in addition to these agencies) has been extended to December 9th at 5 p.m.

In addition to the opportunity for the City Council to provide comments relative to the NOP on November 12th, staff will schedule the item for Planning Commission review and comment on November 20th.

Revised General Plan Update/Program EIR Schedule: M-Group has prepared an updated schedule reflecting the timeline to completion of the General Plan Update, circulation and completion of the Program EIR, and final adoption of the updated Plan. This schedule is attached as **Attachment 2** (note: the schedule does not reflect the extended deadline for comments related to the NOP as discussed in this report).

FISCAL IMPACT

Adoption of the General Plan Amendment will not result in a fiscal impact. However, adoption of the Amendment will provide the opportunity for the City to receive greater funding for hazard mitigation from the State Office of Emergency Services in the event of a qualifying event in the future.

RECOMMENDATION

The City Council should review and discuss the NOP and provide any comments it wishes to provide direction to the Environmental Consultant (First Carbon Solutions) on topics to be explored in the EIR for the General Plan Update.

PREPARED BY: Bill Meeker, Planning Advisor
REVIEWED BY: Mary Wagner, City Attorney
SUBMITTED BY: Adam W. Politzer, City Manager

ATTACHMENTS

1. General Plan Update EIR NOP
2. Revised GPU Schedule