

MARIN LAFCO
APPLICATION QUESTIONNAIRE

In accordance with requirements set forth in the California Government Code, the Commission must review specific factors in its consideration of this proposal. In order to facilitate the Commission's review, please respond to the following questions:

I. GENERAL INFORMATION

1. Please check the method by which this application was initiated:

Resolution of Application
 Petition

2. Does the application possess 100% written consent of each property owner in the subject territory? Yes No

3. A. Application is submitted for the following boundary change:
(BE SPECIFIC; i.e., "annexation," "reorganization".)

Annexation of the area encompassed by the City of Sausalito into the Southern Marin Fire Protection District

B. The reason the proposed action(s) has been requested:
(BE SPECIFIC; i.e., "annexation to sewer district for construction of three homes")

Annexation of the City of Sausalito into the Southern Marin Fire Protection District for the provision of fire protection. Both the City of Sausalito and the Southern Marin Fire Protection District operate fire departments. Currently both departments are managed by a single headquarters section, with the City and the District sharing the costs. The District Fire Chief also serves as Fire Chief for the City. The line operations of the two departments have been functionally consolidated so they train and operate as a single department, although each agency currently retains a portion of the firefighter work force on its separate payroll.

Annexing the City into the District for purposes of fire protection will complete the consolidation of the two fire departments. This will permit economies of scale in the department operations, consolidate the work force under a single set of personnel rules which will facilitate management of the department, and create a single financing structure for the fire operations.

4. State general location of proposal:

The area proposed to be annexed to the Southern Marin Fire Protection District is the territory within the municipal boundaries of the City of Sausalito.

5. Is the proposal within a city's boundaries?

Yes
Which city? Sausalito

No _____. If the proposal is adjacent to a city, provide city name: _____.

6. Is the subject territory located within an island of unincorporated territory?

Yes ____ No X

7. Would this proposal create an island of unincorporated territory? Yes ____ No X.

If yes, please justify proposed boundary change:

8. Provide the following information regarding the area proposed for annexation:

(Attach list if necessary.)

The proposal boundary is identical to the City of Sausalito boundaries and includes all parcels within the City's incorporated area.

A. Assessor's Parcel Number(s)

Site Address(es)

B. Total number of parcels: _____.

9. Total land area: 2.17 sq miles. Approximately .3 sq miles is underwater.

II. LAND USE AND DEVELOPMENT POTENTIAL

1. Describe any special land use concerns:

None _____

2. Indicate current land use:

(i.e., number of dwellings, permits currently held, etc.)

The attached Tables 2-2 and 2-3 from the City of Sausalito General Plan reflect the land use and development potential within the City limits.

3. Indicate the current zoning (either city or county) title and densities permitted:

See attached City Zoning Map.

4. Has the area been prezoned? No _____ Yes _____

Not Applicable

5. Describe the specific development potential of the property:

(Number of units allowed in zoning.)

See attached Tables 2-2 and 2-3 and GP Map G-4 from the City of Sausalito General Plan reflecting the land use and development potential within the City limits.

III. ENVIRONMENT

1. Is the site presently zoned or, designated for, or engaged in agricultural use?

Yes _____ No X

If yes, explain: _____

2. Will the proposal result in a reduction of public or private open space?

Yes _____ No X

If yes, explain: _____

3. Will service extension accomplished by this proposal induce growth in:

- A. This site? Yes _____ No X N/A _____
- B. Adjacent sites? Yes _____ No X N/A _____
- C. Unincorporated? Yes _____ No X
- D. Incorporated? Yes _____ No X

4. State general description of site topography: Sausalito is characterized by a diverse topography which encompasses steep, wooded hillside towards the west and shoreline tidal flats to the east. The relief of the region is 975 feet at the southwestern border of the City limits adjacent to the Golden Gate National Recreation Area and sea level along the eastern border of the City limits along the shoreline adjacent to Richardson's Bay. The topography of the area from north to south consists of a series of parallel, elongated ridges, intervening valleys, and ten open drainage ways.

5. Indicated Lead Agency for this project: City of Sausalito

6. Indicate Environmental Determination by Lead Agency: City of Sausalito and the Southern Marin Fire Protection District with respect to annexation of the City of Sausalito to the Fire District: September 13, 2011.

Annexation of the City to the District is Categorically Exempt under Section 15320 CEQA Guidelines. (Title 14, California Code of Regulations Section 15000, et seq.).

Section 15320 of the CEQA Guidelines provides that changes in the organization or reorganization of local governmental agencies where the changes do not change the geographical area in which previously existing powers are exercised" are exempt. Both the

5a
11

City and the District have the power to provide fire services within their current respective boundaries.

In addition, the consolidation is exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that there is no possibility that the consolidation may have a significant effect on the environment.

(COPY OF ENVIRONMENTAL DOCUMENTS MUST BE SUBMITTED WITH APPLICATION.)

See Resolution Adopted September 13, 2011 by the Sausalito City Council attached.

Please provide the names and addresses of persons who are to be furnished copies of the Agenda, Executive Officer's Report, and Notice of Hearing:

<u>Name</u>	<u>Address</u>
Adam Politizer	420 Litho Street Sausalito, CA 94965
Charlie Francis	420 Litho Street Sausalito, CA 94965
Mary Wagner	420 Litho Street Sausalito, CA 94965
Debbie Pagliaro	420 Litho Street Sausalito, CA 94965
Jim Irving	308 Reed Blvd Mill Valley, CA 94941

Name and Address of Applicant:

City of Sausalito, 420 Litho Street Sausalito, CA 94965

Telephone Number: W (415) 289-4166

Signature

Date

Signature

Date

Application Questionnaire Item II-2 and II-5

Land Use Tables from City of Sausalito General Plan

Table 2-2
Residential Development Potential by Land Use Category

<u>LAND USE DESIGNATION</u>	<u>EXISTING # OF UNITS</u>	<u>NET ACRES</u>	<u>UNITS PER ACRE</u>	<u>POTENTIAL UNITS¹</u>
Very Low	33	26.23	1.26	23
Low	121	32.2	3.75	8
Medium-Low	891	118.3	7.53	83
Medium	90	10.92	9.34	18
Medium-High	1619	120.1	13.50	114
Planned Development	283	12.77	15.00	0
High	1000	34.42	24.26	182
Arks	7	.35	20.00	0
Houseboats	7	4.82	1.45	6
Marinship Overlay	44	71.00	.08	0
Central Commercial	77	4.92	15.60	0
Mixed Residential and Commercial	50	6.04	8.40	0
Neighborhood Comm.	18	5.50	3.30	0
Total	4240			434

¹ The maximum number of potential units is based on each lot being developed to the full density entitlement.

Table 2-3
Commercial Development Potential by Land Use Category

<u>LAND USE DESIGNATION</u>	<u>EXISTING SQUARE FEET</u>	<u>NET ACRES</u>	<u>MAXIMUM POTENTIAL COMMERCIAL SQ. FT.²</u>
Central Commercial	325,598	5.82	38,100 sq. ft.
Mixed Residential & Commercial	216,249	6.04	46,600 sq. ft.
Neighborhood Comm.	111,573	5.50	5,100 sq. ft.
Comm. Waterfront	69,090	5.90	39,000 sq. ft.
Shopping Center	19,000	1.47	0 sq. ft.
Industrial	944,858	62.85	91,000 sq. ft.
Waterfront	91,808	27.5	112,200 sq. ft.
Total	1,778,176		432,000 sq. ft.

5a
14

City of Sausalito

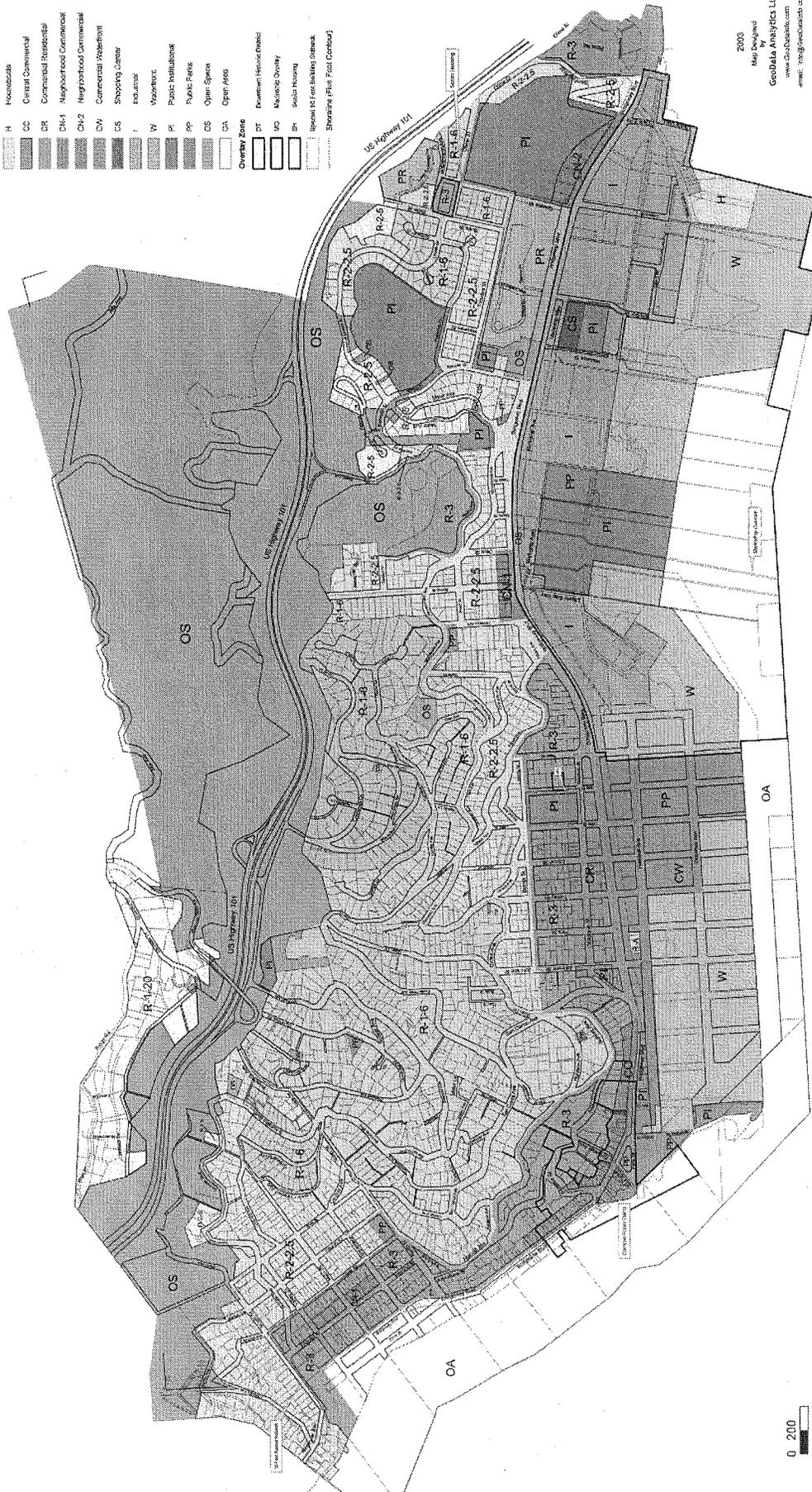


ZONING MAP

1 inch equals 400 feet

Legend

- ZONING**
- R-3 Multiple Family
- PR Percent Development Residential
- R-2-2.5 Two Family
- R-2-5 Two Family
- R-1-6 Single Family
- R-1-8 Single Family
- R-1-20 Single Family
- R/A A/Rs
- H Houseboats
- CC Central Commercial
- CR Commercial Residential
- CH-1 Neighborhood Commercial
- CH-2 Neighborhood Commercial
- CM Commercial Waterfront
- CS Shopping Center
- I Industrial
- W Waterfront
- PI Public Institutional
- PP Public Parks
- OS Open Space
- CA Open Area
- Overlay Zone**
- OT Downtown Historic District
- MO Multiple Density
- SH Senior Housing
- Special 10 Feet Building Setback
- Special 15 Feet Building Setback
- Special 20 Feet Building Setback
- Special 25 Feet Building Setback
- Special 30 Feet Building Setback
- Special 35 Feet Building Setback
- Special 40 Feet Building Setback
- Special 45 Feet Building Setback
- Special 50 Feet Building Setback
- Special 55 Feet Building Setback
- Special 60 Feet Building Setback
- Special 65 Feet Building Setback
- Special 70 Feet Building Setback
- Special 75 Feet Building Setback
- Special 80 Feet Building Setback
- Special 85 Feet Building Setback
- Special 90 Feet Building Setback
- Special 95 Feet Building Setback
- Special 100 Feet Building Setback
- Special 105 Feet Building Setback
- Special 110 Feet Building Setback
- Special 115 Feet Building Setback
- Special 120 Feet Building Setback
- Special 125 Feet Building Setback
- Special 130 Feet Building Setback
- Special 135 Feet Building Setback
- Special 140 Feet Building Setback
- Special 145 Feet Building Setback
- Special 150 Feet Building Setback
- Special 155 Feet Building Setback
- Special 160 Feet Building Setback
- Special 165 Feet Building Setback
- Special 170 Feet Building Setback
- Special 175 Feet Building Setback
- Special 180 Feet Building Setback
- Special 185 Feet Building Setback
- Special 190 Feet Building Setback
- Special 195 Feet Building Setback
- Special 200 Feet Building Setback
- Special 205 Feet Building Setback
- Special 210 Feet Building Setback
- Special 215 Feet Building Setback
- Special 220 Feet Building Setback
- Special 225 Feet Building Setback
- Special 230 Feet Building Setback
- Special 235 Feet Building Setback
- Special 240 Feet Building Setback
- Special 245 Feet Building Setback
- Special 250 Feet Building Setback
- Special 255 Feet Building Setback
- Special 260 Feet Building Setback
- Special 265 Feet Building Setback
- Special 270 Feet Building Setback
- Special 275 Feet Building Setback
- Special 280 Feet Building Setback
- Special 285 Feet Building Setback
- Special 290 Feet Building Setback
- Special 295 Feet Building Setback
- Special 300 Feet Building Setback
- Special 305 Feet Building Setback
- Special 310 Feet Building Setback
- Special 315 Feet Building Setback
- Special 320 Feet Building Setback
- Special 325 Feet Building Setback
- Special 330 Feet Building Setback
- Special 335 Feet Building Setback
- Special 340 Feet Building Setback
- Special 345 Feet Building Setback
- Special 350 Feet Building Setback
- Special 355 Feet Building Setback
- Special 360 Feet Building Setback
- Special 365 Feet Building Setback
- Special 370 Feet Building Setback
- Special 375 Feet Building Setback
- Special 380 Feet Building Setback
- Special 385 Feet Building Setback
- Special 390 Feet Building Setback
- Special 395 Feet Building Setback
- Special 400 Feet Building Setback
- Special 405 Feet Building Setback
- Special 410 Feet Building Setback
- Special 415 Feet Building Setback
- Special 420 Feet Building Setback
- Special 425 Feet Building Setback
- Special 430 Feet Building Setback
- Special 435 Feet Building Setback
- Special 440 Feet Building Setback
- Special 445 Feet Building Setback
- Special 450 Feet Building Setback
- Special 455 Feet Building Setback
- Special 460 Feet Building Setback
- Special 465 Feet Building Setback
- Special 470 Feet Building Setback
- Special 475 Feet Building Setback
- Special 480 Feet Building Setback
- Special 485 Feet Building Setback
- Special 490 Feet Building Setback
- Special 495 Feet Building Setback
- Special 500 Feet Building Setback
- Special 505 Feet Building Setback
- Special 510 Feet Building Setback
- Special 515 Feet Building Setback
- Special 520 Feet Building Setback
- Special 525 Feet Building Setback
- Special 530 Feet Building Setback
- Special 535 Feet Building Setback
- Special 540 Feet Building Setback
- Special 545 Feet Building Setback
- Special 550 Feet Building Setback
- Special 555 Feet Building Setback
- Special 560 Feet Building Setback
- Special 565 Feet Building Setback
- Special 570 Feet Building Setback
- Special 575 Feet Building Setback
- Special 580 Feet Building Setback
- Special 585 Feet Building Setback
- Special 590 Feet Building Setback
- Special 595 Feet Building Setback
- Special 600 Feet Building Setback
- Special 605 Feet Building Setback
- Special 610 Feet Building Setback
- Special 615 Feet Building Setback
- Special 620 Feet Building Setback
- Special 625 Feet Building Setback
- Special 630 Feet Building Setback
- Special 635 Feet Building Setback
- Special 640 Feet Building Setback
- Special 645 Feet Building Setback
- Special 650 Feet Building Setback
- Special 655 Feet Building Setback
- Special 660 Feet Building Setback
- Special 665 Feet Building Setback
- Special 670 Feet Building Setback
- Special 675 Feet Building Setback
- Special 680 Feet Building Setback
- Special 685 Feet Building Setback
- Special 690 Feet Building Setback
- Special 695 Feet Building Setback
- Special 700 Feet Building Setback
- Special 705 Feet Building Setback
- Special 710 Feet Building Setback
- Special 715 Feet Building Setback
- Special 720 Feet Building Setback
- Special 725 Feet Building Setback
- Special 730 Feet Building Setback
- Special 735 Feet Building Setback
- Special 740 Feet Building Setback
- Special 745 Feet Building Setback
- Special 750 Feet Building Setback
- Special 755 Feet Building Setback
- Special 760 Feet Building Setback
- Special 765 Feet Building Setback
- Special 770 Feet Building Setback
- Special 775 Feet Building Setback
- Special 780 Feet Building Setback
- Special 785 Feet Building Setback
- Special 790 Feet Building Setback
- Special 795 Feet Building Setback
- Special 800 Feet Building Setback
- Special 805 Feet Building Setback
- Special 810 Feet Building Setback
- Special 815 Feet Building Setback
- Special 820 Feet Building Setback
- Special 825 Feet Building Setback
- Special 830 Feet Building Setback
- Special 835 Feet Building Setback
- Special 840 Feet Building Setback
- Special 845 Feet Building Setback
- Special 850 Feet Building Setback
- Special 855 Feet Building Setback
- Special 860 Feet Building Setback
- Special 865 Feet Building Setback
- Special 870 Feet Building Setback
- Special 875 Feet Building Setback
- Special 880 Feet Building Setback
- Special 885 Feet Building Setback
- Special 890 Feet Building Setback
- Special 895 Feet Building Setback
- Special 900 Feet Building Setback
- Special 905 Feet Building Setback
- Special 910 Feet Building Setback
- Special 915 Feet Building Setback
- Special 920 Feet Building Setback
- Special 925 Feet Building Setback
- Special 930 Feet Building Setback
- Special 935 Feet Building Setback
- Special 940 Feet Building Setback
- Special 945 Feet Building Setback
- Special 950 Feet Building Setback
- Special 955 Feet Building Setback
- Special 960 Feet Building Setback
- Special 965 Feet Building Setback
- Special 970 Feet Building Setback
- Special 975 Feet Building Setback
- Special 980 Feet Building Setback
- Special 985 Feet Building Setback
- Special 990 Feet Building Setback
- Special 995 Feet Building Setback
- Special 1000 Feet Building Setback



2003
Map Designed
GeoData Analytics LLC
www.GeoDataAnalytics.com
email: info@geodataanalytics.com

0 250 Feet

51
52

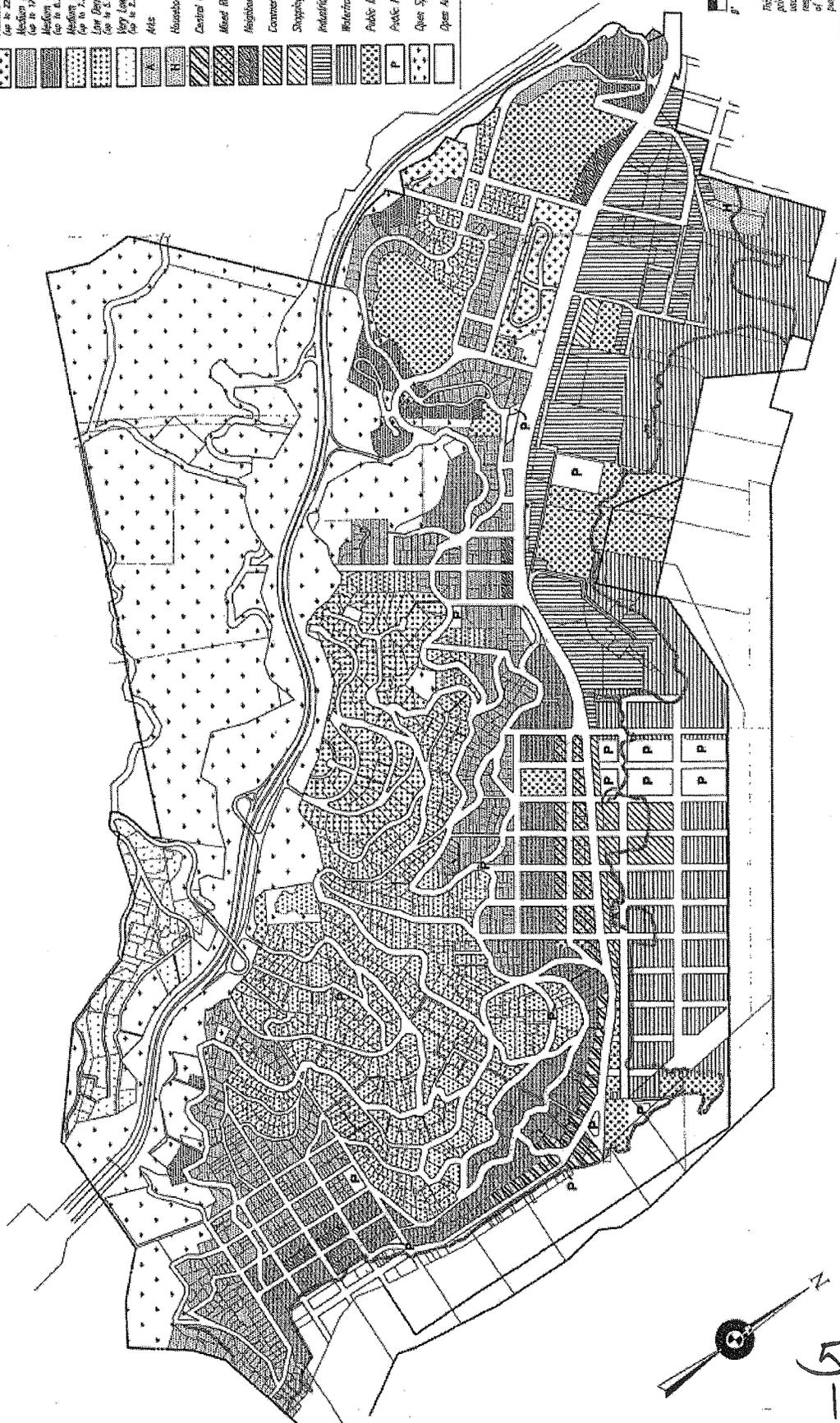
Application Questionnaire Item II-5

Land Use Map from City of Sausalito General Plan

LAND USE
CITY OF SAUSALITO - GENERAL PLAN

LEGEND

- High Density Residential
(up to 20 dwelling units per acre)
- Planned Development Residential
(up to 22.7 dwelling units per acre)
- Medium High Density Residential
(up to 17.4 dwelling units per acre)
- Medium Density Residential
(up to 8.7 dwelling units per acre)
- Medium Low Density Residential
(up to 7.5 dwelling units per acre)
- Low Density Residential
(up to 5.4 dwelling units per acre)
- Very Low Density Residential
(up to 2.2 dwelling units per acre)
- Arts
- Residential
- Central Commercial
- Mixed Residential & Commercial
- Neighborhood Commercial
- Commercial Residential
- Shopping Center
- Industrial
- Waterfront
- Public Institutional
- Public Parks
- Open Space
- Open Area



This base map was developed primarily for General Planning usage. The City of Sausalito is not responsible for its use of this map beyond its intended purposes.

52
16