2. PROJECT SUMMARY AND DETERMINATION

1. **Project Title:**
   The Valhalla Residential Condominiums

2. **Lead Agency Name and Address:**
   City of Sausalito
   420 Litho Street
   Sausalito, CA 94965

3. **Contact Person and Phone Number:**
   Jeremy Graves, Community Development Director | 415.289.4133

4. **Project Location:**
   201 Bridgeway and 206 Second Street
   Sausalito, CA 94965

5. **Project Applicant's Name and Address:**
   Dr. Alex Kashef, DDS, MD
   Corte Madera Town Center
   770 Tamalpais Drive #408
   Corte Madera, CA 94925

6. **General Plan Land Use Designation:**
   201 Bridgeway – Neighborhood Commercial
   206 Second Street – High Density Residential

7. **Zoning:**
   201 Bridgeway – Neighborhood Commercial District (CN-1)
   206 Second Street – Multiple Residential (R-3)

8. **Description of Project:**
   See Project Description in Chapter 3

9. **Surrounding Land Uses and Setting:**
   See Project Description in Chapter 3

10. **Other Public Agencies Whose Approval is Required:**
    a. San Francisco Bay Conservation and Development Commission (BCDC)
    b. Regional Water Quality Control Board
    c. US Army Corps of Engineers

All documents cited in this report and used in its preparation are hereby incorporated by reference into this Initial Study. Copies of documents referenced herein are available for review at the City of Sausalito Planning Division, 420 Litho Street, Sausalito, CA 94965.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would 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.

- ☐ Aesthetics
- ☐ Agriculture and Forestry Resources
- ☒ Air Quality
- ☒ Biological Resources
- ☒ Cultural Resources
- ☒ Geology & Soils
- ☐ Greenhouse Gas Emissions
- ☒ Hazards & Hazardous Materials
- ☒ Hydrology & Water Quality
- ☐ Land Use & Planning
- ☒ Noise
- ☐ Population & Housing
- ☐ Public Services
- ☐ Parks & Recreation
- ☐ Transportation & Traffic
- ☐ Utilities & Service Systems
- ☐ Mandatory Findings of Significance

Determination:

On the basis of this initial evaluation:

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

☒ I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case since the Project proponent has made revisions in the Project and has agreed to the mitigation measures listed in Chapter 6, "~~Table 5.1,~~ Mitigation Monitoring and Reporting Program~~.~~," of the Final Supplement, dated September 18, 2014. I further find that the mitigation measures and the information in this study constitute a MITIGATED NEGATIVE DECLARATION in accordance with Section 15071 of the State CEQA Guidelines.

☐ 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 mitiga-

tion 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.

_____ _____

Steve Noack, Principal — Date
PlaceWorks (Consultant)

Approved by:

_____ _____

Jeremy Graves, AICP — Date
Community Development Director

A significant impact on the environment is defined as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the Project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic and aesthetic significance.

The proposed Project has the potential to generate significant environmental impacts in a number of areas. However, all potentially-significant impacts would be reduced to less-than-significant levels if the mitigation measures listed in Table 2-1 of the Final Draft IES/MND. Table 2-1 of the Final IES/MND is organized to correspond with the environmental issues discussed in Chapters 4 of the Final Draft IES/MND, and identifies environmental impacts; significance prior to mitigation; mitigation measures; and significance after mitigation. As a result of Project revisions, two existing mitigation measures related to Cultural Resources were slightly modified, and a new mitigation measure was identified in the hydrology and water quality section of this Supplement to the Final Draft IES/MND to mitigate Impact HYDRO-1. As such, Mitigation Measure CULT-1, Mitigation Measure CULT-2, and Mitigation Measure HYDRO-1b, included below, would apply in addition to the mitigation measures listed in Table 2-1 of the Final Draft IES/MND, dated June 18, 2014.

Impact CULT-1: Project ground-disturbing activities may unearth intact, prehistoric archaeological resources.

> Mitigation Measure CULT-1: The Project applicant shall contact a qualified archaeologist to monitor Project ground-disturbing activities in the event that archaeological resources are discovered during construction. In ~~the~~every event archaeological resources are identified, the archaeologist shall prepare a Monitoring Plan for the Project. The Monitoring Plan shall describe the specific methods and procedures that will be used in the event that archaeological deposits are identified.
>
> Archaeological monitors shall be empowered to halt construction activities at the location of a discovery to review possible archaeological material and to protect the resource while the finds are being evaluated. Monitoring shall continue until, in the archaeologist's judgment, cultural resources are not likely to be encountered.
>
> If archaeological materials are encountered during Project activities, all work within 25 feet of the discovery shall be redirected until the archaeologist assesses the finds, consults with agencies as appropriate, and makes recommen-

dations for the treatment of ~~the~~each and every discovery. If avoidance of the archaeological deposit is not feasible, the archaeological deposits shall be evaluated for their eligibility for listing in the California Register of Historical Resources. If the deposits are not eligible, mitigation is not necessary. If the deposits are eligible, adverse effects on the deposits shall be mitigated. Mitigation may include excavation of the archaeological deposit in accordance with a data recovery plan (see *CEQA Guidelines* §15126.4(b)(3)(C)) and standard archaeological field methods and procedures; laboratory and technical analyses of recovered archaeological materials; preparation of a report detailing the methods, findings, and significance of the archaeological site and associated materials; and accessioning of archaeological materials and a technical data recovery report at a curation facility.

Upon completion of the monitoring and any associated studies (i.e., archaeological excavation and laboratory analysis), the archaeologist shall prepare a report to document the methods and results of these efforts. The report shall be submitted to the City of Sausalito and the Northwest Information Center at Sonoma State University upon completion of the resource assessment.

Significance after Mitigation: *Less than significant.*

Impact CULT-2: There is a potential to encounter fossils in the Pleistocene and Franciscan deposits that underlie the Project site. These deposits likely underlie the Project site at considerable depth and would likely not be affected by the Project. The possibility of unearthing fossils, however, cannot be entirely ruled out.

Mitigation Measure CULT-2: Should paleontological resources be encountered during Project subsurface construction activities, all ground-disturbing activities within 25 feet shall be redirected and a qualified paleontologist shall be contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of ~~the~~each and every discovery. If found to be significant, and Project activities cannot avoid the paleontological resources, adverse effects on paleontological resources shall be mitigated. Mitigation may include monitoring, recording of the fossil locality, data recovery and analysis, a final report, and accessioning the fossil material and technical report to a paleontological repository. Public educational outreach may also be appropriate. Upon completion of the assessment, a report documenting methods, findings, and recommendations shall be prepared and submitted to the City of Sausalito for review. If paleontological materials are recovered, the re-

port shall also be submitted to a paleontological repository, such as the University of California Museum of Paleontology.

The applicant shall inform its contractor(s) of the sensitivity of the project area for paleontological resources. The City shall verify that the following directive has been included in the appropriate construction documents:

> The subsurface of the construction site may be sensitive for paleontological resources. If paleontological resources are encountered during project subsurface construction and a paleontologist is not on-site, all ground-disturbing activities within 25 feet shall be redirected and a qualified paleontologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. Project personnel shall not collect or move any paleontological materials. Paleontological resources include fossil plants and animals, and such trace fossil evidence of past life as tracks. Ancient marine sediments may contain invertebrate fossils such as snails, clam and oyster shells, sponges, and protozoa; and vertebrate fossils such as fish, whale, and sea lion bones. Vertebrate land mammals may include bones of mammoth, camel, saber tooth cat, horse, ground sloth, dire wolf and bison. Paleontological resources also include plant imprints, petrified wood, and animal tracks.

Significant after Mitigation: *Less than significant.*

Impact HYDRO-1: A portion of the Project site is within the 100-year floodplain and the boardwalks and accessible ramp are characterized as being in a coastal flood zone (VE) subject to velocity hazard from wave action.

Mitigation Measure HYDRO-1b: As part of the variance request to allow the Main Street Boardwalk to be rebuilt, and the accessible ramp~~, and Bridgeway Boardwalk to remain at their existing elevations, which are~~to be built below the FEMA Base Flood Elevation (BFE) of 13 feet (NAVD 88)[1] expected to be effective in 2015, a wave analysis report and a structural analysis of the hydraulic forces on these structures shall be submitted to the Floodplain Administra-

[1] NAVD 88 is the North American Vertical Datum of 1988 consisting of a leveling network on the North American Continent, ranging from Alaska, through Canada, across the United States, affixed to a single origin point on the continent. Source: National Oceanic Atmospheric Administration, http://www.ngs.noaa.gov/datums/vertical/VerticalDatums.shtml, accessed on August 11, 2014.

tor to show that the structural integrity will be maintained during the 100-year flood with wave action.

As part of the variance request to allow the Bridgeway Boardwalk to remain at its existing elevation, (below the FEMA BFE of 13 feet NAVD 88 expected to be effective in 2015) a wave analysis report calculating the hydraulic forces on this structure, combined with a structural report stating that a detailed structural evaluation can be performed that identifies what, if any, structural upgrades are necessary to resist such forces, shall be submitted to the Floodplain Administrator to show that the structural integrity will be maintained during the 100-year flood with wave action once any necessary upgrades are implemented.

Significance after Mitigation: *Less than significant.*