



Public Review Draft



The Valhalla Environmental Review

for the City of Sausalito

Initial Environmental Study/Mitigated Negative Declaration

PlaceWorks

April 1, 2014



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Prepared by:

PlaceWorks

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THE VALHALLA ENVIRONMENTAL REVIEW
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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:**
Neighborhood Commercial
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.

- | | |
|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hydrology & Water Quality |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Land Use & Planning |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Population & Housing |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Geology & Soils | <input type="checkbox"/> Parks & Recreation |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Transportation & Traffic |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Utilities & Service Systems |
| | <input type="checkbox"/> 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 "Table 5.1, Mitigation Monitoring and Reporting Program". 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 mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

CITY OF SAUSALITO
THE VALHALLA ENVIRONMENTAL REVIEW
INITIAL STUDY CHECKLIST

Steve Noack, Principal
PlaceWorks (Consultant)

Date

Approved by:

Jeremy Graves, AICP
Community Development Director

Date

CITY OF SAUSALITO
THE VALHALLA ENVIRONMENTAL REVIEW
INITIAL STUDY CHECKLIST