
**Woodrow Retaining Wall
Initial Environmental Study/
Mitigated Negative Declaration
DR/VA 04-038**

**City of Sausalito
Community Development Department
420 Litho Street
Sausalito, California 94965
415/289-4129**

Public Review Draft – June 2014

**Woodrow Retaining Wall
Initial Environmental Study/
Mitigated Negative Declaration
DR/VA 04-038**

**Prepared for:
City of Sausalito
Community Development Department
420 Litho Street
Sausalito, California 94965
415/289-4129**

**Prepared by:
Raney Planning & Management, Inc.
916/372-6100**

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SUMMARY

Project Location

The project site is located at 9 Edwards Avenue in Sausalito, California (APN 065-302-74), within the City's Medium High Density Residential General Plan Land Use Designation and the Two-Family Residential (R-2-2.5) Zoning District. The parcel is occupied by an approximately 1,250 square-foot single-family home. The parcel slopes downward west to east, with retaining walls along the east and south property lines. Pedestrian access to 9 Edwards Avenue from Edwards Avenue is via an access easement through a portion of the property located at 25 Edwards Avenue (APN 065-302-68) shared with the property at 11 Edwards Avenue (APN 065-302-14)¹.

Project Description

The subjects of this Initial Environmental Study/Mitigated Negative Declaration (IES/MND) are the concrete retaining wall near the northeastern property line of the 9 Edwards residence, as well as the associated concrete patio, which the retaining wall supports. Both structures were built in 2004 after issuance of a City building permit. Initially, the Planning Division required a Zoning Permit for this project. However, while the City approved plans for an approximately 6-foot high retaining wall along the northeastern property line, the property owner constructed a 10-foot high wall (for more detailed background information see page 6 of this IES/MND). In 2005, following a site inspection by the City, it was determined that an Administrative Design Review Permit would be required. Further analysis and study, intensified by the fact that potential environmental impacts associated with a 10-foot high retaining wall were not previously considered, ultimately elevated review to a comprehensive Design Review Permit requiring action by the Planning Commission.

Additional on-site improvements are proposed for the wall and its immediate vicinity, as follows:

Wall Finish Materials

The applicant proposes to finish the existing concrete wall with stucco. The color and texture of the stucco proposed are taupe with a smooth surface. The applicant also proposes to pave the existing concrete patio with decorative flagstone. The same decorative flagstone would be used for trim at the top of the 10-foot high wall, above which would be located a 42-inch high guard rail.

Landscaping

The applicant proposes to plant a creeping fig vine (*Ficus repans*) along the face of the northeastern retaining wall. Over time, the vine would be expected to substantially screen the face of the wall from view.

Drainage Improvements

The project includes subsurface installation of a four-inch PVC drainage pipe along the

¹ Record of Survey, Lot Line Adjustment, Filed June 1, 1995 in Book 33 of Surveys, Page 86.

northeastern boundary of the project site, from the base of the retaining wall north to Edwards Avenue. The pipe will carry stormwater runoff from the concrete patio out through the existing opening in the curb along Edwards Avenue.

Retaining Wall Retrofit

The 10-foot high retaining wall will be retrofitted internally by excavating an underpinning pit to a sufficient distance into competent bedrock (a depth of approximately 15 feet below the top of the wall and a minimum of two (2) feet below the elevation of the walkway surface on the adjacent downhill property), and installing an engineered steel reinforcing cage tied into the reinforcing steel associated with the existing wall, and then, following passage of inspection by the engineer in responsible charge and the City, pouring Portland cement concrete to create a strengthening pier (a "counterfort"). Doing so will provide additional stability of the retaining wall, resolving any ambiguities as to the strength or constraint of the critical center pier section of the wall or its resistance to movement.

Project Entitlements

The required entitlements for the project include the following:

1. Approval of a Design Review Permit to allow a ten-foot high stucco wall covered with hanging creeping fig (*Ficus repans*) vines, and capped with flagstone trim, above which would be a 42-inch high guard rail. The Permit would also allow installation of decorative flagstone onto the existing concrete patio.
2. Approval of a Variance to allow a ten-foot high retaining wall within a side yard setback.
3. Approval of a Variance to allow for an elevated patio to be located within a side yard setback.
4. Retroactive Tree Removal Permit for the removal of a California Bay Laurel (*Umbellularia californica*), which is a protected tree per the City's ordinance.
5. Reactivation of Building Permit No. A 10666 for completion of the wall retrofit and related work.

Impacts

This IES/MND identifies the potential for potentially significant environmental impacts for the following environmental areas:

- Geology and Soils

This IES/MND has determined that measures are available to mitigate the potential adverse impacts to less-than-significant levels. As a result, this document serves as a Mitigated Negative Declaration pursuant to Public Resources Code Sections 21064.5 and 21080(c), and Article 6 of the California Environmental Quality Act (CEQA) Guidelines.

In accordance with the requirements of CEQA Guidelines Section 15071, this IES/MND describes the proposed project; identifies, analyzes, and evaluates the potential significant environmental impacts that may result from the proposed project; and identifies measures to mitigate adverse environmental impacts. With the mitigation measures identified in this document, the project will

not have a significant impact on the environment.

Please note that all supporting documentation referenced in this IES/MND is available for review at the Sausalito Community Development Department.

I. PROJECT / APPLICANT INFORMATION

1. Project Title: Woodrow Retaining Wall
2. Lead Agency Name and Address: City of Sausalito
420 Litho Street
Sausalito, CA 94965
3. Contact Person and Phone Number: Calvin Chan
Assistant Planner
(415) 289-4129
4. Project Location: 9 Edwards Avenue
City of Sausalito
5. Assessor Parcel Numbers: APN 065-302-74
6. Project Sponsor: Philip Woodrow
9 Edwards Avenue
Sausalito, CA 94965
7. City Approvals Required: Design Review Permit
Variances
Retroactive Tree Removal Permit
Reactivation of Building Permit No. A 10666
8. Existing General Plan Designation: Medium High Density Residential
9. Existing Zoning: Two-Family Residential (R-2-2.5) District
10. Project Description Summary:

The subjects of this IES/MND are the concrete retaining wall near the northeastern property line of the 9 Edwards residence, as well as the associated concrete patio, which the retaining wall supports. Both structures were built in 2004 after issuance of a City building permit. However, while the City approved plans for an approximately 6-foot high retaining wall along the northeastern property line, the property owner constructed a 10-foot high wall (for more detailed background information see page 7 of this IES/MND). As a result, potential environmental impacts associated with a 10-foot high retaining wall were not previously considered by the City. This IES/MND evaluates the potential that impacts could have resulted from the construction of this retaining wall, as well as potential impacts resulting from the not-yet-constructed wall retrofit and exterior finish, landscaping, and drainage improvements associated with the retaining wall.

The environmental factors checked below would be potentially affected by this project. The following Evaluation of Environmental Impacts identifies at least one impact that is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated" for each of the checked environmental factors.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture and Forestry	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Geology/Soils
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology and Water Quality
<input type="checkbox"/> Land Use and Planning	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise
<input type="checkbox"/> Population & Housing	<input type="checkbox"/> Public Services and Recreation	<input type="checkbox"/> Transportation & Circulation
<input type="checkbox"/> Water, Sewer, and Stormwater systems	<input type="checkbox"/> Mandatory Findings of Significance	

II. 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 potentially have a significant effect on the environment, there will not be a significant effect in this case because the Project proponent has made revisions in the Project and has agreed to the mitigation measures listed in “Section V. List of Mitigation Measures”. 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” 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 pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Jeremy Graves, AICP
Community Development Director

III. GENERAL BACKGROUND

This IES/MND provides an environmental analysis pursuant to CEQA for the Woodrow Retaining Wall project. The applicant has submitted the respective project applications to the City of Sausalito. This IES/MND contains an the after-the-fact review of the construction of the approximately 10-foot concrete retaining wall, located along the northeastern property line of the 9 Edwards residence in the City of Sausalito as well as a review of the additionally proposed wall improvements. This study relies upon the City of Sausalito General Plan, as well as site-specific studies prepared for the project, in the determination of impacts.

IV. PROJECT DESCRIPTION

Site Location

The project site is located in the City of Sausalito, and is composed of one 2,721 square foot (sf) parcel identified as Assessor's Parcel Number 065-302-74 (See Exhibit 1, Regional Location Map; and Exhibit 2, Project Location Map). The project site is located at 9 Edwards Avenue in Sausalito, CA, which is located in an area designated as Medium High Density Residential by the General Plan and zoned Two-Family Residential (R-2-2.5) District. The 9 Edwards Avenue residence is located on the northwestern side of a steep hill facing Richardson's Bay and San Francisco Bay.

Project Background

The City of Sausalito issued Building Permit No. A 10666 on February 5, 2004 for the construction of on-site retaining walls on the northwest and northeast side of the property at 9 Edwards Avenue. The retaining walls were approved to replace an existing 6-foot failing wood retaining wall. In accordance with this permit, walls were constructed on the south and northeast sides of an existing 350-square foot patio. The northeast retaining wall is approximately 25 feet long and is located approximately 6 inches to 1-foot from the northeast property line shared with the adjacent 1 Edwards property. This distance is approximately 12-18 inches closer to the property line than the original retaining wall. During construction, the elevation of the patio was raised by approximately 2 to 3 feet to establish a patio surface level with the rear door leading to the 9 Edwards home, which would allow for an easier second means of egress from the home in case of a fire or other emergency. In addition, some steeply sloping soil was removed at the base of the east retaining wall. These changes resulted in the height of the retaining wall along the east side (downhill side) of the patio being increased from an originally approved design height of approximately 6 feet to a maximum of approximately 10 feet. Retaining walls on the remaining three sides of the patio were either reduced in height or remained approximately the same and are not a subject of this environmental review.

The construction of the 10-foot high retaining wall also required the removal of one California Bay Laurel (*Umbellularia californica*) along the eastern property line. Prior to removal, the tree had no supporting roots on the northeast side and the stump had decay in the center, which extended below grade.

As a result of the increase in height of the east wall, the City Building Official issued a stop work order and the property owner was asked to apply for an Administrative Design Review Permit.

**Exhibit 1
Regional Location Map**



**Exhibit 2
Project Location Map**



An Administrative Design Review application for staff review and consideration of the increased wall height was submitted by the applicant on May 5, 2004. After several meetings between the City, applicant, and the 1 Edwards property owner, who provided verbal and written concerns regarding the increased wall height and its alleged effects on the 1 Edwards property, City staff referred the project to the Planning Commission as a Design Review Permit. The item was scheduled before the Planning Commission on December 7, 2005.

On December 7, 2005, the Planning Commission reviewed the following project:

1. Design Review Permit to allow a 10-foot high stucco wall covered with hanging creeping fig (*Ficus repans*) vines, as well as a flagstone patio and an iron safety railing.
2. A Variance to allow a 10-foot high retaining wall to be located within a side yard setback.
3. A Variance to allow for an elevated patio to be located within a side yard setback.

The Planning Commission received public testimony and continued the item to a date uncertain. Subsequently, the processing of the project slowed. In 2008, in response to questions raised about the soils and the changes in the design basis of the wall, the applicant retained a new geotechnical engineer, Lawrence B. Karp, who prepared an evaluation of the existing retaining wall.² Karp's evaluation determined that the as-built 10-foot high retaining wall should be retrofitted internally. The proposed means of doing so includes excavation of a pit to a depth of 15 feet below the top of the retaining wall, and subsequent installation of a strengthening pier.

The project was scheduled for a Planning Commission public hearing on March 18, 2009 with a request for approval of the three above-listed entitlements, including conditions of approval requiring retrofit of the retaining wall per Karp's 2008 recommendations. Due to additional information provided to staff by the 1 Edwards property owner prior to the March 18, 2009 hearing, and ongoing controversy regarding purported off-site impacts resulting from the 10-foot high retaining wall, the Planning Commission continued the item to a date uncertain and required an independent peer review of the project to date and Karp's 2008 retrofit recommendations/solutions. Subsequently, staff also determined that the results of the independent peer review should be incorporated into an Initial Environmental Study / Mitigated Negative Declaration prepared pursuant to the California Environmental Quality Act (CEQA).

Project Components

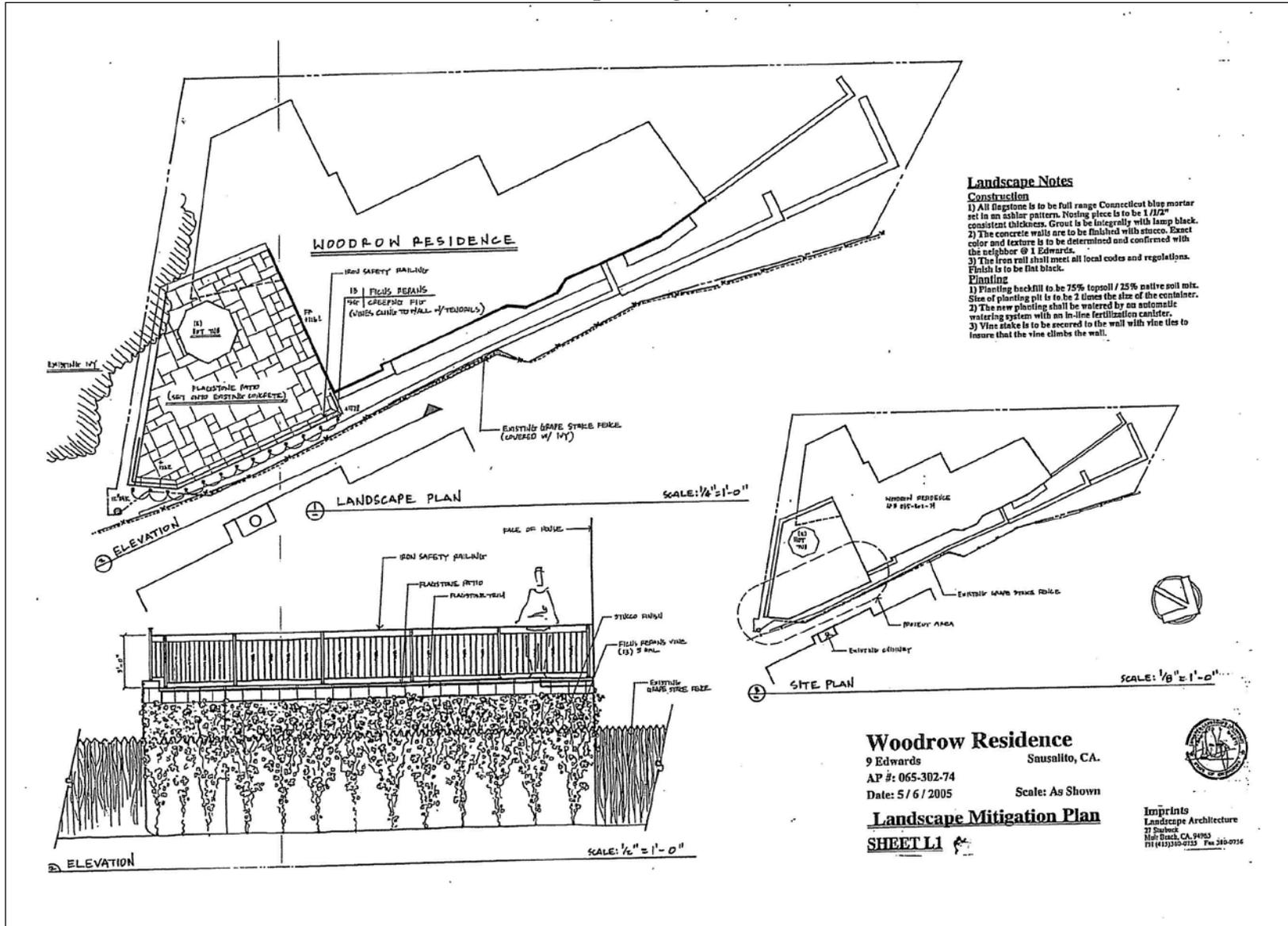
The 10-foot high concrete retaining wall, at the northeastern property line of the 9 Edwards residence, as well as the associated concrete patio, were constructed in 2004. Additional on-site improvements are proposed for the wall and its immediate vicinity, as follows:

Wall Finish Materials

As shown in Exhibit 3, Landscape Mitigation Plan, the applicant proposes to finish the existing concrete wall with stucco. The color and texture of the stucco proposed are taupe color with a smooth surface.

² Lawrence B. Karp, Woodrow Residence, 9 Edwards Avenue, APN 065-302-74, Patio Retaining Wall, June 5, 2008 letter to Todd Teachout, City Engineer.

Exhibit 3 Landscape Mitigation Plan



Landscape Notes

Construction

- 1) All flagstone is to be full range Connecticut blue mortar set in an ashlar pattern. Noting piece is to be 1 1/2" consistent thickness. Grout is to be integrally with lamp black.
- 2) The concrete walls are to be finished with stucco. Exact color and texture is to be determined and confirmed with the neighbor @ 1 Edwards.
- 3) The iron rail shall meet all local codes and regulations. Finish is to be flat black.

Planting

- 1) Planting backfill to be 75% topsoil / 25% native soil mix. Size of planting pit is to be 2 times the size of the container.
- 2) The new planting shall be watered by an automatic watering system with an in-line fertilization canister.
- 3) Vine stake is to be secured to the wall with vine ties to insure that the vine climbs the wall.

The applicant also proposes to cover the existing concrete patio with decorative flagstone. The same decorative flagstone would be used for trim at the top of the 10-foot high wall, above which would be located a 42-inch high guard rail.

Retaining Wall Retrofit

As mentioned above, the determination was made that to resolve any ambiguity as to the strength or constraint of the critical center pier section of the as-built 10-foot high retaining wall (or its resistance to movement) it could be retrofitted internally by excavating a pit to a depth of approximately 15 feet below the top of the retaining wall, and subsequently installing a strengthening counterfort pier. According to Karp's 2008 geotechnical evaluation, and Joshua Kardon's (the applicant's structural engineer) April 15, 2010 Structural Engineering analysis³, the retrofit will resolve any ambiguities regarding the critical section of the wall, which is at the center of the 24-foot-long section parallel to the property line. This retrofit has been reviewed by City Engineer Jonathon Goldman, other City engineering staff, the City's contract building plan check consultant and other qualified professional engineers and on that basis has been approved by the City Engineer. As indicated by Karp and Kardon, and confirmed by the City, the resulting conservatively calculated factor of safety of 1.5 complies with the 2007 California Building Code for constraint of drilled piers as well as earth pressure and factor of safety and will confirm or improve constraint anchorage for the critical center pier.

A 2-foot- by-5-foot-wide hole has been cut into the patio slab perpendicular to the wall with approximately 6 inches of the hole extending past the pier. A hand dug pier (also known as an underpinning pit) has been excavated into the underlying competent bedrock (Franciscan formation chert, a silica-rich sedimentary rock formed from the shells of marine plankton called *Radiolaria*⁴). Its final depth will be at least 2 feet below the elevation of the walkway at the subject property, about 15 feet from the top of the retaining wall. About 6 inches of existing concrete will be chipped into the full height of the exposed wall and pier. After excavation and chipping, if the piers meet specifications and the chert is competent, the pit will be reinforced with stirrups and verticals at 12 inches hooked to the pier and wall reinforcing and then concreted.

An advantage of the retrofit will be that index verifications will be obtained for the bedrock and pier construction, and corrections for any insufficient strength or other weakness may be made, if deemed necessary.

Landscaping

As shown in Exhibit 3, the applicant proposes to plant a creeping fig vine (*Ficus repans*) along the face of the northeastern retaining wall. Over time, the vine would be expected to substantially screen the face of the wall from view.

³ Joshua Kardon, April 15, 2010 letter to Todd Teachout, City Engineer.

⁴ <http://www.nps.gov/goga/forteachers/chert-faq.htm>. "Radiolarian chert is very hard, and often feels smooth. Indigenous people made spear points from this glassy rock. The Army crushed chert to make roads," http://sjsugeology.org/baesi/June2010_PT/Rockinfocards.pdf. "Chert underlies about 50 percent of the Marin Headlands and a small part of the Presidio. Because chert is resistant to weathering, it forms many of the ridge tops." William P. Elder, Geology of the Golden Gate Headlands, National Park Service, Golden Gate National Recreation Area, Calif., <http://pubs.usgs.gov/bul/b2188/b2188ch3.pdf>

Drainage Improvements

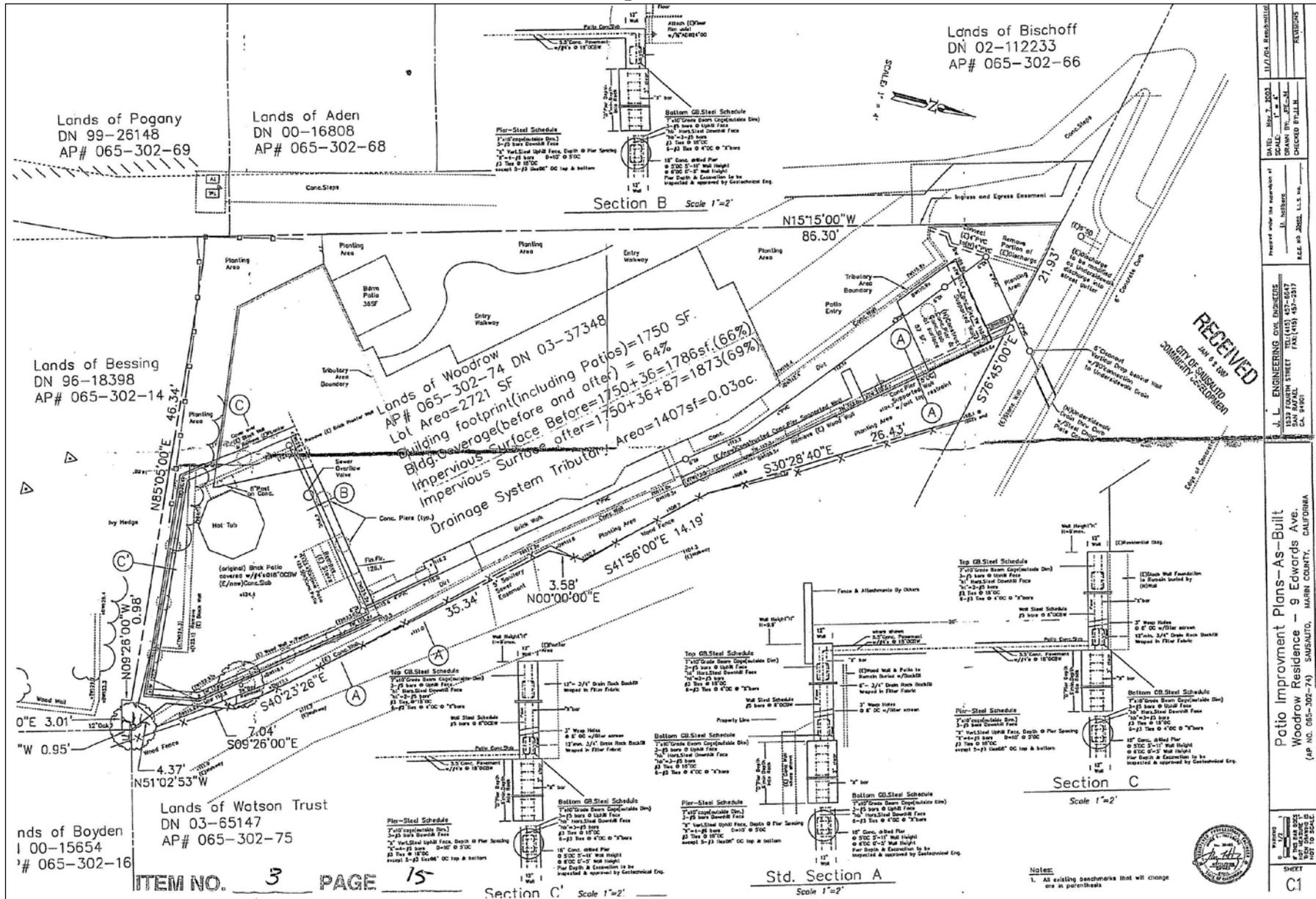
The project includes subsurface installation of a 4-inch PVC drainage pipe along the northeastern boundary of the project site, from the base of the retaining wall north to Edwards Avenue. The pipe would carry stormwater runoff from the concrete patio out through the existing opening in the curb along Edwards Avenue (see Exhibit 4, Patio Improvement Plan).

Discretionary Actions

Approval of the Project includes the following discretionary actions by the City:

1. Approval of a Design Review Permit to allow a ten-foot high stucco wall covered with hanging creeping fig (*Ficus repans*) vines, as well as a flagstone patio and an iron 42-inch high guard rail.
2. Approval of a Variance to allow a ten-foot high retaining wall to be located within a side yard setback.
3. Approval of a Variance to allow for an elevated patio to be located within a side yard setback.
4. Retroactive Tree Removal Permit for the removal of a California Bay Laurel, which is a protected tree per the City's ordinance.
5. Reactivation of Building Permit No. A 10666 for completion of the wall retrofit and related work.

Exhibit 4 Patio Improvement Plan



V. LIST OF MITIGATION MEASURES

Mitigation Measure 1.

Applicant shall apply for reactivation of Building Permit No. A 10666 (with fees) for completion of the wall retrofit and related work. The plans shall include re-submittal of wet-sealed originals of the following source documents: "Lawrence B. Karp, Consulting Geotechnical Engineer. Woodrow Residence, 9 Edwards Avenue, APN 065-302-74, Patio Retaining Wall, June 5, 2008" and "Joshua Kardon, April 15, 2010 Structural Engineering Analysis," (or an update by Karp or Kardon). As described by Karp and Kardon, the proposed internal retrofit shall generally consist of the following: a 2-foot- by-5-foot-wide hole cut into the patio slab perpendicular to the wall, with approximately 6 inches of the hole extending past the pier. A hand dug pier (also known as an underpinning pit) excavated into the chert to a depth of at least two feet below the elevation of the walkway at the subject property, approximately 15 feet from the top of the retaining wall. Approximately six inches of the existing concrete will be chipped into the full height of the exposed wall and pier. After excavation and chipping, if the pier meets specifications and the chert is competent (including inspections by the applicant's geotechnical engineer and the City Engineer), the pit will be reinforced with stirrups and verticals at 12 inches, hooked to the pier and wall reinforcing, subject to a reinforcing steel inspection and then concreted. The final retrofit design shall be reviewed and approved by the City Engineer prior to the issuance of the reactivated building permit.

Mitigation Measure 2.

If Mitigation Measure 1 requires earthwork, then the application for reactivation of the building permit shall include an erosion control plan for review by the City Public Works Director and City Engineer; and the reactivation shall be conditioned on the satisfactory implementation of stormwater pollution prevention Best Management Practices (BMPs) to be implemented during construction to ensure that exposed soils are not transported off-site by wind and/or water forces.

VI. EVALUATION OF ENVIRONMENTAL IMPACTS

1. AESTHETICS.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
<i>Would the project:</i>				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

- a. **Would the project have a substantial adverse effect on a scenic vista?.....Less-Than-Significant**
- b. **Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?Less-Than-Significant**

Discussion

The proposed project is within a developed neighborhood on a currently developed property with an existing residence and surrounded by other existing residences. Prior to installation of the 10-foot high retaining wall, an existing six-foot high wooden retaining wall and soil were located along the northeastern property line. Thus, the increase in height of the retaining wall to 10 feet would not be considered to cause a substantial modification to the previous views in the area. The applicant also proposes to install a 42-inch high guard rail atop the retaining wall. However, this guard rail would be partially transparent, as the thin rails would be spaced apart. The Sausalito General Plan recognizes the view of Richardson's Bay as an important visual resource. Due to the steep slope of the project site, views from residences to the south and west of the site are not blocked by structures on-site. Accordingly, the 10-foot high retaining wall and patio do not block views of a scenic vista from surrounding residences. Similarly, the proposed wall improvements including finishing the surface of the retaining wall, installing a patio guard rail, and installing a storm drain pipe, would not block views of Richardson's Bay.

The project site is not located within a State scenic highway. As such, the proposed project would not damage any scenic resources within a State scenic highway. As the site was previously developed and does not contain rock outcroppings or historical buildings, implementation of the proposed project would not damage such resources. It should be noted that one 24-inch California bay laurel was removed during construction of the retaining wall. Although considered a Heritage/Protected tree, according to the Tree Inspection Report prepared for the proposed project by a certified arborist, the removed

California bay laurel was not a candidate for preservation due to the decay in the trunk and lack of supporting roots. Furthermore, the removed tree was not visible from any prominent viewpoints, and did not contribute substantially to the aesthetic environment of the site. The applicant is requesting retroactive approval of a Tree Removal Permit for removal of the one Heritage/Protected tree.

Because the retaining wall and proposed improvements would not have a substantial effect on a scenic vista or damage scenic resources within a State scenic highway, a *less-than-significant* impact would occur.

Mitigation Measure(s)

None required.

- c. **Would the project substantially degrade the existing visual character or quality of the site and its surroundings?Less-Than-Significant**

Discussion

Prior to the installation of the 10-foot high retaining wall, an existing six-foot high wooden retaining wall and soil were located along the northeastern property line. The wood was beginning to bow and rot in areas and was becoming a potential danger to both the on-site residence and the neighboring residence. As such, the proposed project was intended to correct the failing nature of the wooden retaining wall. Although the 10-foot high concrete retaining wall modified the visual character of the site and surroundings, the concrete retaining wall contributes to the stability of a hillside with known stability issues. In addition, the patio and retaining wall would be consistent with acceptable standards of privacy in a neighborhood characterized by homes on small lots in close proximity to neighboring structures. The height of the concrete retaining wall and patio makes the patio area and home of the adjacent residence at 1 Edwards less visible from the project site; thus, providing more privacy for the neighboring residence.

The retaining wall and patio are taller and closer to the property line than what had previously existed, and appear larger and more massive when viewed from 1 Edwards; thus these features are more visible from the adjacent residence than what had occurred prior. However, the perceived bulk and mass of the wall would be reduced by the proposed stucco finishing and hanging creeping vines that, when mature, would cover the wall surface. The applicant has proposed to finish the wall with smooth stucco, taupe in color. With the inclusion of the proposed improvements, the retaining wall could be considered an aesthetic enhancement over the previous failing six-foot wooden retaining walls.⁵

⁵ It should be noted that the City's Zoning Ordinance, Section 10.44.020.D.2, permits a four-foot fence atop a six-foot retaining wall at a side property line. Thus, the Zoning Ordinance currently allows a 10-foot-tall solid wall (retaining wall plus solid fencing) to be built at the property line with design review. With approval of the requested Design Review Permit, the 10-foot high retaining wall with the proposed stucco finishing, hanging vines, and iron railing would not be expected to result in an unacceptable improvement at the project location.

Therefore, overall, the retaining wall and proposed improvements would not be expected to substantially degrade the existing visual character or quality of the site and surroundings, and a *less-than-significant* impact would result.

Mitigation Measure(s)

None required.

- d. **Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?Less-Than-Significant**

Discussion

New sources of light or glare were not introduced on-site when the 10-foot high retaining wall and raised patio were constructed. Similarly, proposed improvements would not create a new source of substantial light or glare in the area.

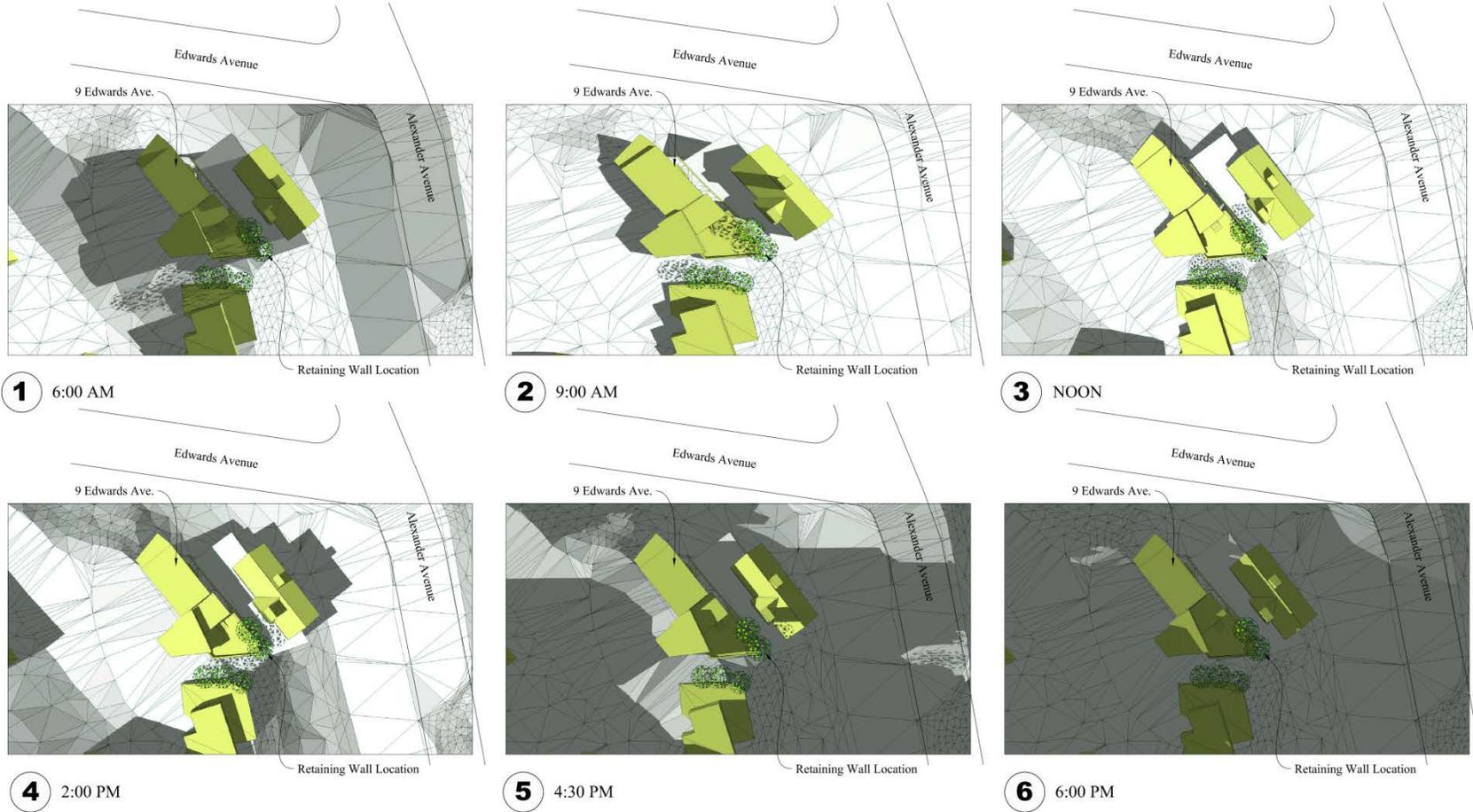
The 10-foot high wall and patio is consistent with acceptable standards of privacy in a neighborhood characterized by homes on small lots in close proximity to neighboring structures. Because the height of the concrete retaining wall and patio makes the patio area and home of the adjacent residence at 1 Edwards less visible from the project site, sources of light and glare from the subject property would be expected to be less visible from the neighboring residence.

The neighboring property owner at 1 Edwards has voiced a complaint regarding the obstruction of natural lighting at her property associated with the increase in wall height. As a result, the City required a solar shade study to evaluate the impacts of the retaining wall on the 1 Edwards property with respect to sunlight obstructions. Exhibit 5 demonstrates the solar access within the project area before the 10-foot high retaining wall was constructed, and Exhibit 6 demonstrates the solar access after the 10-foot high retaining wall was constructed. As shown in the exhibits, the study demonstrates that the 10-foot high retaining wall does not result in any discernible changes to solar access or any obstruction of light at the adjacent 1 Edwards property. In addition, it should be noted that the project area was and is heavily vegetated with oak trees and other vegetation, which have an effect on natural lighting at both the subject property and the adjacent property. As mentioned above, one 24-inch California bay laurel was removed during construction of the retaining wall, which was located between the project site and the adjacent residence. Thus, removal of the large tree, and the shading associated with such, would have resulted in a slight increase in the natural lighting of the area. Therefore, the retaining wall and proposed improvements would not result in the creation of a new source of substantial light or glare, and would not adversely affect day or nighttime views in the area, and a *less-than-significant* impact would occur.

Mitigation Measure(s)

None required.

Exhibit 5 Solar Shade Study – Before Retaining Wall

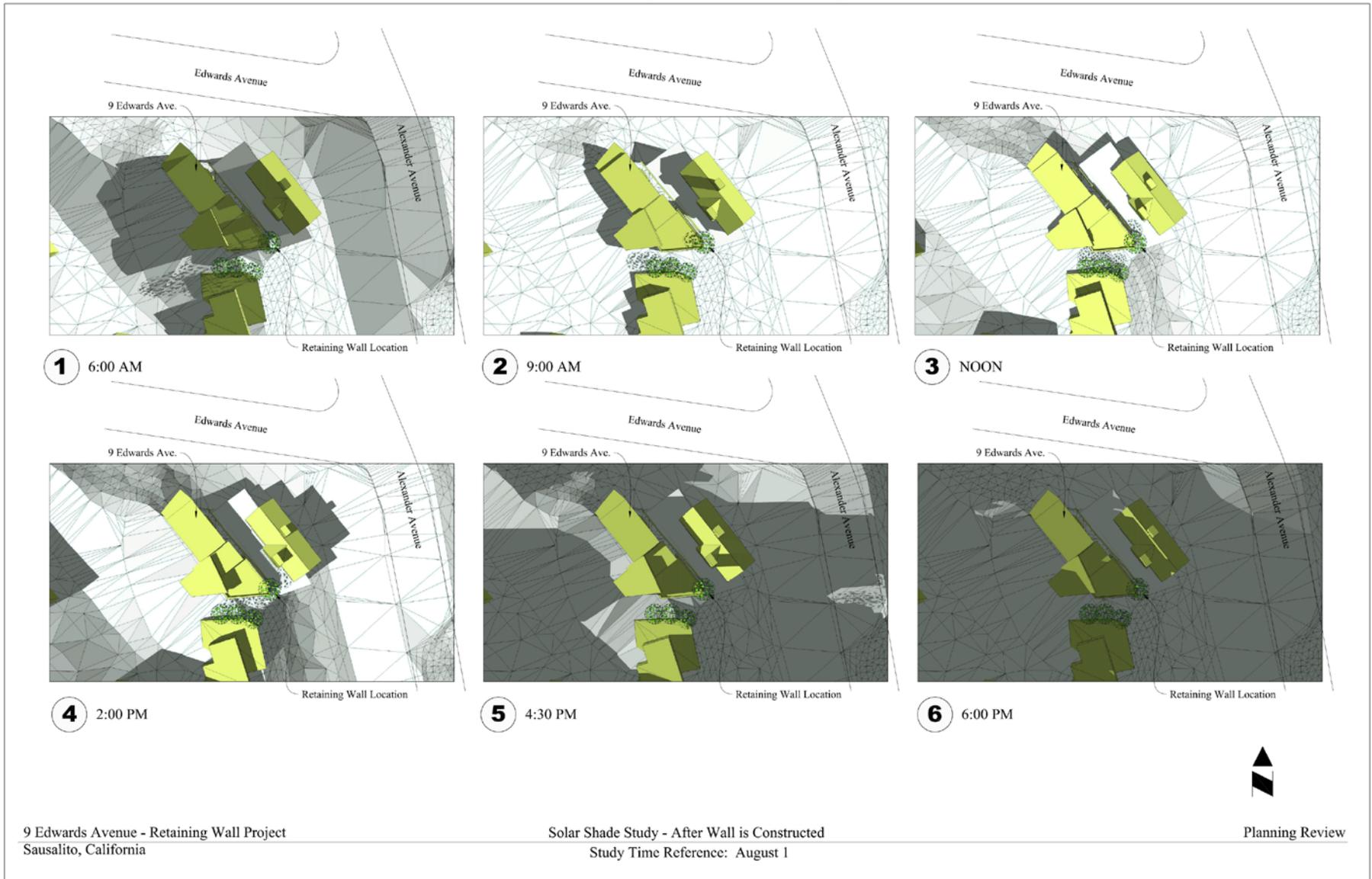


9 Edwards Avenue - Retaining Wall Project
Sausalito, California

Solar Shade Study - Before Wall is Constructed
Study Time Reference: August 1

Planning Review

Exhibit 6 Solar Shade Study – After Retaining Wall



2. AGRICULTURE AND FOREST RESOURCES.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
<i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</i>				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could individually or cumulatively result in loss of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. **Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping Program of the California Resources Agency, to non-agricultural use? No Impact**
- b. **Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? No Impact**
- c. **Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? No Impact**
- d. **Would the project result in the loss of forest land or conversion of forest land to non-forest use? No Impact**

- e. **Would the project involve other changes in the existing environment which, due to their location or nature, could individually or cumulatively result in loss of Farmland to non-agricultural use?..... No Impact**

Discussion

The proposed project is within a developed neighborhood on a currently developed property with an existing residence and surrounded by other existing residences. Thus, the project site is not currently used for agricultural uses or forest land. Due to the steep slopes at the site, the site has not been used for farming in the past. According to the Marin County Important Farmland 2010 map, the project site is within an area designated as Urban and Built-Up Land. Thus, the project is not designated as Prime or Unique Farmland or Farmland of Statewide Importance, and conversion of such Farmland to non-agricultural use would not occur as a result of the proposed project. In addition, the project site is within the City's Medium High Density Residential General Plan Land Use Designation and the Two-Family Residential (R-2-2.5) Zoning District. As such, the site is not currently zoned for agricultural use, designated as forest land, or under a Williamson Act contract. Overall, the retaining wall and proposed improvements would have *no impact* related to agricultural resources.

Mitigation Measures(s)

None required.

3. AIR QUALITY.

Issues		Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
<i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</i>					
a.	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d.	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
e.	Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

- a. Would the project conflict with or obstruct implementation of the applicable air quality plan? No Impact**

Discussion

The City of Sausalito is within the jurisdiction of the Bay Area Air Quality Management District (BAAQMD), which regulates air quality in the San Francisco Bay Area, and located in the San Francisco Bay Area Air Basin (SFBAAB). The SFBAAB is currently designated as a nonattainment area for State and federal ozone, State and federal particulate matter 2.5 microns in diameter (PM_{2.5}), and State particulate matter 10 microns in diameter (PM₁₀) standards. The BAAQMD, in cooperation with the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG), prepared the *2005 Ozone Strategy*, which is a roadmap depicting how the Bay Area will achieve compliance with the State one-hour air quality standard for ozone as expeditiously as practicable and how the region will reduce transport of ozone and ozone precursors to neighboring air basins. Although the California Clean Air Act does not require the region to submit a plan for achieving the State PM₁₀ standard, the *2005 Ozone Strategy* is expected to also reduce PM₁₀ emissions. In addition, to fulfill federal air quality planning requirements, the BAAQMD adopted a PM_{2.5} emissions inventory for year 2010, which was submitted to the U.S. Environmental Protection Agency (USEPA) on January 14, 2013 for inclusion in the State Implementation Plan (SIP).

The current plan in place to achieve progress toward attainment of the federal ozone standards is the *Revised San Francisco Bay Area Ozone Attainment Plan for the 1-Hour National Ozone Standard*. The USEPA recently revoked the 1-hour federal ozone standard; however, the region is designated nonattainment for the new 8-hour standard that replaced the older one-hour standard. Until the region either adopts an approved attainment plan or attains the standard and adopts a maintenance plan, the *Revised San Francisco Bay Area Ozone Attainment Plan for the 1-Hour National Ozone Standard* remains the currently applicable federally approved plan.

The aforementioned applicable air quality plans contain mobile source controls, stationary source controls, and transportation control measures (TCMs) to be implemented in the region to attain the State and federal ozone standards within the SFBAAB. The plans are based on population and employment projections provided by local governments, usually developed as part of the General Plan update process. A project would be considered to conflict with, or obstruct implementation of, an applicable air quality plan if the project would be inconsistent with the Ozone Attainment Plan’s growth assumptions, in terms of population, employment, or regional growth in Vehicle Miles Traveled (VMT), which are based on ABAG projections that are, in turn, based on the City’s General Plan. The retaining wall and proposed improvements do not involve any modifications to the existing land use or zoning designations and would not modify the land use, employment, or population on the project site. As such, the project would be considered consistent with growth assumptions of the applicable air quality plans. In addition, as presented in the sections below, the project would not exceed the applicable thresholds of significance for any regulated pollutant and would not result in emissions that substantially contribute to the nonattainment designations of PM and ozone for the area. Therefore, the proposed project would not conflict with or obstruct implementation of the applicable air quality plans, and *no impact* would occur.

Mitigation Measures(s)

None required.

- b. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?Less-Than-Significant**
- c. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?Less-Than-Significant**
- d. Would the project expose sensitive receptors to substantial pollutant concentrations?Less-Than-Significant**

According to the California Environmental Quality Act (CEQA) Guidelines, an air quality impact may be considered significant if the proposed project’s implementation would result in, or potentially result in, conditions, which violate any existing local, State or federal air quality regulations. In order to evaluate ozone and other criteria air pollutant emissions and support attainment goals for those pollutants designated as nonattainment in the area, the BAAQMD has established significance thresholds associated with development projects for emissions of reactive organic gases (ROG), nitrogen oxide (NO_x), PM₁₀, and PM_{2.5}. In addition, the BAAQMD identifies screening criteria for development projects, which provide a conservative indication of whether a development could result in potentially significant air quality impacts. If the screening criteria are met by a project, a detailed air

quality assessment of that project's air pollutant emissions would not be required. The screening criteria for a single-family residential development are if the development is less than or equal to the following screening level sizes:

- 325 dwelling units for operational criteria pollutants; and
- 114 dwelling units for construction criteria pollutants.

Accordingly, if a single-family development is less than or equal to the screening size for operational and construction criteria pollutants, the development would not be expected to result in potentially significant air quality impacts, and a detailed air quality assessment would not be required.

It should be noted that the BAAQMD was challenged in Superior Court, on the basis that the BAAQMD failed to comply with CEQA when it adopted its CEQA guidelines, including thresholds of significance. The BAAQMD was ordered to set aside the thresholds and conduct CEQA review of the proposed thresholds. On August 13, 2013, the First District Court of Appeal reversed the trial court's decision striking down BAAQMD's CEQA thresholds of significance for GHG emissions. The Court of Appeal's held that CEQA does not require BAAQMD to prepare an EIR before adopting thresholds of significance to assist in the determination of whether air emissions of proposed projects might be deemed "significant." The Court of Appeal's decision provides the means by which BAAQMD may ultimately reinstate the GHG emissions thresholds, though the court's decision does not become immediately effective. Ultimately, the thresholds of significance used to evaluate proposed developments are determined by the CEQA lead agency, which would be the City of Sausalito for the proposed project. Per CEQA Guidelines Section 15064.7, the City has elected to use the BAAQMD's thresholds and methodology for this project, as they are based on substantial evidence and remain the most up-to-date, scientifically-based method available to evaluate air quality impacts. Thus, the BAAQMD's thresholds of significance and screening criteria are utilized for this analysis.

The proposed improvements to the retaining wall include the following: finishing the existing wall with stucco and a decorative flagstone trim; retrofitting the wall with additional structural reinforcement; installing a 42-inch high guard rail; planting a creeping fig vine along the face of the wall, which would eventually screen the face of the wall from view; and installing a four-inch PVC drainage pipe along the northeastern boundary of the project site from the base of the retaining wall north to Edwards Avenue. Although implementation of the proposed improvements would result in emissions of air pollutants, the improvements are substantially less than the BAAQMD construction screening criteria utilized for determining whether a development could result in a potentially significant impact to air quality. Thus, the proposed improvements would not result in any air quality impacts, and a detailed air quality assessment is not required. Similarly, initial construction of the 10-foot high wall, and elevation of the patio, would have generated emissions well under the District's threshold given the fact that the wall construction is a substantially smaller project than that which is identified by the screening criteria.

Because development of the retaining wall, as well as the proposed improvements, is substantially less than the BAAQMD construction and operational screening criteria utilized for determining whether a development could result in a potentially significant impact to air quality, the retaining wall and proposed improvements would not result in any air quality impacts, and a detailed air quality assessment is not required. Therefore, the

project would not violate any air quality standard, contribute substantially to an existing or projected air quality violation, result in a cumulatively considerable net increase of any criteria pollutant, or expose sensitive receptors to substantial pollutant concentrations, and impacts would be *less than significant*.

Mitigation Measures(s)

None required.

- e. **Would the project create objectionable odors affecting a substantial number of people?Less-Than-Significant**

Discussion

Typical sources of objectionable odor include industrial or intensive agricultural uses. The project site is within a developed neighborhood on a currently developed property with an existing residence and surrounded by other existing residences. Residential land uses are not typically associated with the creation of substantial objectionable odors. The proposed project is an existing retaining wall and proposed improvements to the existing wall. Accordingly, the project does not involve nor is located near any uses that would be considered a source of objectionable odors. Diesel fumes from construction equipment are often found to be objectionable; however, construction of the proposed project would be temporary and diesel emissions would be minimal and regulated. Accordingly, the project would not be expected to create objectionable odors affecting a substantial number of people, resulting in a *less-than-significant* impact.

Mitigation Measures(s)

None required.

4. BIOLOGICAL RESOURCES.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
<i>Would the project:</i>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marshes or vernal pools) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, including trees?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
f. Conflict with the provisions of an adopted habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

a. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?Less-Than-Significant

Discussion

The project site is a developed site that contains an occupied single-family residence, patio, retaining walls, and associated landscaping in a Medium-High Density Residential area with a Two-Family (R-2-2.5) Zoning designation. The northeastern retaining wall has already been developed and the proposed project consists of retrofitting the wall, finishing the surface of the wall, and installing a 4-inch PVC storm drain pipe on-site to collect runoff from the property. Because the site is currently developed, natural habitats that could support special-status plant and animal species do not exist. Therefore, neither former wall construction, nor the additionally proposed wall improvements or storm drain installation would result in impacts to special-status species. Therefore, a *less-than-significant* impact would result to biological resources.

- b. **Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?Less-Than-Significant**
- c. **Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marshes or vernal pools) through direct removal, filling, hydrological interruption, or other means?Less-Than-Significant**

Discussion

The proposed project site does not contain, nor would the project impact any federally protected wetlands or riparian areas due to it being a developed residential site. As a result, species dependent on riparian areas for habitat purposes would not exist on site, and further development of the site would not have a substantial adverse effect on riparian habitat areas. Therefore, a *less-than-significant* impact would occur.

Mitigation Measure(s)

None required.

- d. **Would the project interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?Less-Than-Significant**

Discussion

The proposed project site is currently developed with an existing single-family residential unit, patio, and retaining walls. In addition, the area surrounding the project site is also developed residential. The project site, in its current condition, is not considered a wildlife corridor and the proposed wall improvements would therefore not interfere substantially with the movement of any migratory or wildlife species. Therefore, the project would result in a *less-than-significant* impact to wildlife corridors.

- e. **Would the project conflict with any local policies or ordinances protecting biological resources, including trees?Less-Than-Significant**

Discussion

Pursuant to the Sausalito Municipal Code, a tree removal/alteration permit must be obtained from the City prior to the removal or alteration of any tree that is considered Heritage/Protected. Prior to the construction of the retaining wall in 2004, a protected

California bay laurel tree was removed without first obtaining a tree removal permit from the City. Therefore, the removal of this protected tree requires Planning Commission approval of a retroactive Tree Permit. The Planning Commission may approve the removal of a protected tree to: 1.) protect public safety; 2.) allow for reasonable use of the property; 3.) open views; or 4.) to pursue professional practices of forestry or landscape design. The arborist report noted that this California bay laurel tree had limited supporting roots and stump decay, and therefore was “not a candidate for preservation due to the decay in the trunk and lack of supporting roots on the northeast side.”⁶

In addition to the removed California bay laurel tree, a 12-inch oak tree is located on the southeastern corner of the property. This tree, however, would not need to be removed to accommodate the remaining proposed retaining wall and associated drainage improvements. Therefore, the development of the proposed project would have a *less-than-significant* impact with regard to conflicting with local policies and ordinances, and protecting biological resources, including trees, once the retroactive Tree Permit is approved.

Mitigation Measure(s)

None required.

- f. Would the project conflict with the provisions of an adopted habitat conservation plan?..... No Impact**

Discussion

The City of Sausalito is not included in any adopted habitat conservation plans. Therefore, the project would not conflict with an adopted habitat conservation plan and *no impact* would occur.

Mitigation Measure(s)

None required.

⁶Laura E. Alber, Urban Forestry. *Tree Protection Inspection*. February 2004.

5. CULTURAL RESOURCES.

Issues		Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
<i>Would the project:</i>					
a.	Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b.	Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c.	Directly or indirectly destroy a unique paleontological resource on site or unique geologic features?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d.	Disturb any human remains, including those interred outside of formal cemeteries.	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

- a. **Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?Less-Than-Significant**
- b. **Would the project cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?.....Less-Than-Significant**
- c. **Would the project directly or indirectly destroy a unique paleontological resource on site or unique geologic features?Less-Than-Significant**
- d. **Would the project disturb any human remains, including those interred outside of formal cemeteries.Less-Than-Significant**

Discussion

Due to the proximity to the San Francisco Bay, the area surrounding the project site was historically inhabited by Native American tribes. Therefore, the potential for archaeological resources to occur in the Sausalito area exists. With respect to the project site, the site has been formerly disturbed for purposes of constructing the residence and the retaining walls. The construction of the retaining wall in 2004 did not unearth any archaeological resources. Given this and the fact that the remaining proposed improvements would be limited to wall retrofitting, stucco, landscaping, and drain pipe installation, very limited potential exists for any resources to be found. Installation of the 4-inch drain pipe and wall retrofit would require minimal disturbance of previously disturbed topsoil. Therefore, the proposed project would cause a **less-than-significant** impact with respect to causing a substantial adverse change in the significance of a unique cultural resource.

Mitigation Measure(s)

None required.

6. GEOLOGY AND SOILS.

Issues		Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
<i>Would the project:</i>					
a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i.	Rupture of a known earthquake fault, as delineated on the most recent Alquist - Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault?	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
ii.	Strong seismic ground shaking?	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
iii.	Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
iv.	Landslides?	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
b.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
c.	Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d.	Be located on expansive soil, as defined in the Uniform Building Code?	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
e.	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

a-i. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist - Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault?Potentially Significant Unless Mitigated

a-ii. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?Potentially Significant Unless Mitigated

- iv. **Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?**Potentially Significant Unless Mitigated
- b. **Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**Potentially Significant Unless Mitigated
- d. **Would the project be located on expansive soil, as defined in the Uniform Building Code?**Potentially Significant Unless Mitigated

Discussion

The site is located in a seismically active region dominated by major faults of the San Andreas System. The specific hazards associated with the active faults can be confined to ground shaking and ground failure due to earthquakes. Although the project site is not within an Alquist-Priolo Special Studies Zone (SSZ), based on history, the site could be subjected to strong shaking from earthquakes generated along the San Andreas (located about 6.75 miles to the southwest) and Hayward (approximately 12 miles to the northeast) faults. Ground shaking is complex and the intensity depends on a number of interrelated variables, including earthquake magnitude, distance from the causative fault, focal depth, fault geometry, site geology, and topography. Damage related to ground shaking is usually greatest in areas underlain by compressible, water saturated, fine-grained alluvium, and damage is typically less severe in areas underlain by hard, dry bedrock.

During construction of the 10-foot northeasterly retaining wall, it was reported that weathered chert⁷ bedrock was encountered within typical depths of 5 feet and that the piers for the retaining wall were drilled to typical depths of 11 feet.⁸ According to the applicant’s Professional Geotechnical Engineer, Robert H. Settgast, all relevant factors show that the foundation piers for the wall penetrate to sufficient depths and meet normally accepted standards for similar projects in comparable settings.⁹ However, according to the independent review of the applicant’s Consulting Geotechnical Engineer, Lawrence Karp, at the critical section of the 10-foot high retaining wall (i.e., the center of the 24-foot wall), using a purely technical evaluation, the calculations indicate that the piers in that critical section will not support the “as-built” wall, nor have the capacity to support the load demand.¹⁰ If the piers were actually constrained at their connection with the wall they

⁷ Radiolarian chert is a fine-grained rock composed almost entirely of chalcedony or opal, and it is the ultimate result of the consolidation of accumulations of the siliceous shells of radiolarians or diatoms.

⁸ Robert H. Settgast, GEOENGINEERING, INC. *Geotechnical Monitoring Services, Foundation Drilling, Patio Improvement, 9 Edwards Avenue, Sausalito, California*. March 8, 2004.

⁹ Settgast, Geotechnical Monitoring Services, March 8, 2004.

¹⁰ Lawrence B. Karp, Consulting Geotechnical Engineer. *Woodrow Residence, 9 Edwards Avenue, APN 065-302-74, Patio Retaining Wall*, June 5, 2008, p. 4.

would be adequate, but as they are technically unconstrained, the piers are not adequate. The “as-built” wall provides a factor of safety of 1.3, whereas a factor of safety of 1.5 is required per the California Building Code (see Section 1807.2.3, Safety Factor). As a result, Karp identified a method of internally retrofitting the retaining wall at its critical section to provide a calculated safety factor of 1.5; and the applicant’s Structural Engineer, Joshua Kardon subsequently confirmed the adequacy of Karp’s internal retrofit design¹¹.

The proposed internal retrofit consists of the following. A 2-foot- by-5-foot-wide hole has been cut into the patio slab perpendicular to the wall with approximately 6 inches of the hole extending past the pier. A hand dug pier (also known as an underpinning pit) has been excavated and will be completed into the chert to a depth of at least two feet below the elevation of the walkway at the downhill property, approximately 15 feet from the top of the retaining wall. Approximately six inches will be chipped into the full height of the exposed wall and pier. After excavation and chipping, if the piers meet specifications and the chert is competent, the pit would be reinforced with stirrups and verticals at 12 inches, hooked to the pier and wall reinforcing, and then concreted.

As discussed in the Project Description section of this IES/MND, the project was scheduled before the Planning Commission on March 18, 2009 with a request for approval of the design review permit and variance entitlements, which are the subject of this IES/MND analysis, including conditions of approval requiring retrofit of the retaining wall per Karp’s 2008 recommendations. Due to additional information provided to staff by the 1 Edwards property owner prior to the March 18, 2009 hearing, and ongoing controversy regarding purported off-site impacts resulting from the 10-foot high retaining wall, the Planning Commission continued the hearing to a date uncertain and required an independent peer review of the project to date and Karp’s 2008 retrofit recommendations/solutions. Subsequently, staff also determined that the results of the independent peer review should be incorporated into an Initial Environmental Study / Mitigated Negative Declaration prepared pursuant to the California Environmental Quality Act (CEQA).

As a result, Raney Planning & Management, Inc. was retained by the City to conduct a CEQA IES/MND for the project. As part of this analysis, Kleinfelder was retained to conduct the independent review of the retaining wall and Karp’s 2008 recommendations. To conduct the review, Kleinfelder performed a brief site visit, discussed the project with the applicant and his geotechnical engineer Lawrence Karp, and reviewed the extensive geotechnical documentation prepared for the project. Kleinfelder concluded that Karp’s retrofit calculations assume that the wall is fully restrained at the top of bedrock.¹² Given the importance of this assumption, the applicant agreed to retain a contractor to excavate a pit near the center of the 10-foot high retaining wall, so that subsurface conditions could be observed by Kleinfelder. In July 2011, a test pit, up to 16 feet deep, was dug near the center of the wall; however, the upper 8.5 to 9 feet was fully shored and Kleinfelder was unable to observe soil conditions in this area. The soils that Kleinfelder observed from a depth of approximately 9 feet to the bottom of the test pit consisted of dark red, very stiff to hard, sandy, silty clay. According to Kleinfelder, this material appeared to be colluvium, which is a deposit comprised of soil and (potentially) rock fragments that have accumulated on the face and at the toe of slopes through the mass wasting process (i.e. weathering, sheet

¹¹ Joshua Kardon, April 15, 2010 letter to Todd Teachout, City Engineer.

¹² Terry Craven, Principal Geotechnical Engineer, Kleinfelder. *Geotechnical Review, Existing Retaining Wall, 9 Edwards Avenue, Sausalito, Avenue*. March 30, 2010.

flow, erosion and deposition, soil creep).¹³ Colluvial deposits are subject to creep (gradual down slope movement under the influence of gravity and moisture changes) and can be prone to failure (landsliding), particularly on steep slopes when saturated.

Karp indicated that the colluvium observed by Kleinfelder is underlain by Radiolarian chert, a prominent rock of the Franciscan formation.¹⁴ The City of Sausalito Public Works Director and City Engineer concurs with Karp's finding that chert bedrock is located beneath the retaining wall; and, as a result, implementation of Karp's proposed retrofit solution will satisfy the requirements of the California Building Code and adequately ensure that the retaining wall will not result in adverse on- or off-site impacts. Therefore, without implementation of the proposed internal wall retrofit, the potential for a *potentially significant* impact from the project may exist with respect to exposing people or structures to substantial adverse effects, including the risk of loss, injury, or death. The ambiguity regarding that potential will be satisfactorily resolved with implementation of the mitigation measure(s).

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above impact to a *less-than-significant* level.

Mitigation Measure 1.

Applicant shall apply for reactivation of Building Permit No. A 10666 (with fees) for completion of the wall retrofit and related work. The plans shall include re-submittal of wet-sealed originals of the following source documents: "Lawrence B. Karp, Consulting Geotechnical Engineer, Woodrow Residence, 9 Edwards Avenue, APN 065-302-74, Patio Retaining Wall, June 5, 2008" and "Joshua Kardon, April 15, 2010 Structural Engineering Analysis," (or an update by Karp or Kardon). As described by Karp and Kardon, the proposed internal retrofit shall generally consist of the following: a 2-foot- by-5-foot-wide hole cut into the patio slab perpendicular to the wall, with approximately 6 inches of the hole extending past the pier. A hand dug pier (also known as an underpinning pit) excavated into the chert to a depth of at least two feet below the elevation of the walkway at the subject property, approximately 15 feet from the top of the retaining wall. Approximately six inches of the existing concrete will be chipped into the full height of the exposed wall and pier. After excavation and chipping, if the pier meets specifications and the chert is competent (including inspections by the applicant's geotechnical engineer and the City Engineer), the pit will be reinforced with stirrups and verticals at 12 inches, hooked to the pier and wall reinforcing, subject to a reinforcing steel inspection and then concreted. The final retrofit design shall be reviewed and approved by the City Engineer prior to the issuance of the reactivated building permit.

Mitigation Measure 2.

If Mitigation Measure 1 requires earthwork, then the application for reactivation of the building permit shall include an erosion control plan for review by the City Public

¹³ Terry Craven, Principal Geotechnical Engineer, Kleinfelder. 9 Edwards Inspection. Email correspondence, dated August 24, 2011.

¹⁴ Peter A. Kleinbrodt, Freitas McCarthy MacMahon & Keating, LLP. Letter entitled DR/VA/TRP 04-038, Woodrow Residence, 9 Edwards Avenue, Sausalito, CA, APN 065-302-74, Patio Retaining Wall. October 6, 2011.

Works Director and City Engineer; and the reactivation shall be conditioned on the satisfactory implementation of stormwater pollution prevention Best Management Practices (BMPs) to be implemented during construction to ensure that exposed soils are not transported off-site by wind and/or water forces.

- aiii. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, liquefaction?Less-Than-Significant**

Discussion

Liquefaction is a phenomenon in which saturated cohesionless soils are subject to a temporary, but essentially total loss of strength because of pore pressure build-up under the reversing cyclic shear stresses associated with earthquakes. According to site-specific geotechnical investigations, liquefaction would not occur on-site.¹⁵ As a result, the project would have a *less-than-significant* impact with respect to exposing people or structures to potential adverse effects related to liquefaction.

Mitigation Measure(s)

None required.

- c. Would the project result in substantial soil erosion or the loss of topsoil?Less-Than-Significant**

Discussion

Construction of the retrofit work and installation of the 4-inch PVC drainage pipe would involve the limited disturbance of soils, which could render earth surfaces susceptible to erosion from wind and water. Any eroded soils could be transported onto the adjacent 1 Edwards property, thereby creating adverse effects to existing downstream drainage facilities and private property. However, Mitigation Measure 2 of this IES/MND requires the applicant to submit an erosion control plan, which will identify BMPs to ensure that exposed soils are not transported off-site by wind and/or water forces. Implementation of the erosion control plan would ensure that the project would have a *less-than-significant* impact with respect to creating substantial soil erosion.

Mitigation Measure(s)

None required.

- e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water? No Impact**

¹⁵ Lawrence Karp, *Woodrow Residence, 9 Edwards Avenue, APN 065-302-74, Patio Retaining Wall*, p. 2.

Discussion

The proposed retaining wall improvements do not require wastewater disposal; therefore, *no impact* would occur.

Mitigation Measure(s)

None required.

7. GREENHOUSE GAS EMISSIONS.

Issues		Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
<i>Would the project:</i>					
a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

- a. **Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?.....Less-Than-Significant**
- b. **Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?Less-Than-Significant**

Discussion

Emissions of greenhouse gases (GHGs) attributable to future development are primarily associated with increases of carbon dioxide (CO₂) and, to a lesser extent, other GHG pollutants, such as methane (CH₄) and nitrous oxide (N₂O). Sources of GHG emissions include area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO₂ equivalents (MTCO_{2e}/yr).

The BAAQMD threshold of significance for project-level operational GHG emissions is 1,100 MTCO_{2e}/yr. In addition, the BAAQMD identifies screening criteria for development projects, which provide a conservative indication of whether a development could result in potentially significant impacts associated with GHG emissions. If the operational GHG emission screening criteria are met by a project, a detailed assessment of that project’s GHG emissions would not be required. The operational GHG screening criteria for a single-family residential development is if the development is less than or equal to 56 dwelling units. Accordingly, if a single-family development is less than or equal to the screening size for operational GHG emissions, the development would not be expected to result in potentially significant impacts, and a detailed GHG assessment would not be required. Construction GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change. BAAQMD has not established a threshold of significance for construction-related GHG emissions and does not require quantification. The City of Sausalito has determined that

the BAAQMD thresholds of significance and screening criteria are the best available option and are used in this analysis.¹⁶

It should be noted that implementation of the retaining wall and the proposed improvements would result in GHG emissions during construction only, as long-term operational GHG emissions would not occur. It should be further noted that the retaining wall and patio are already constructed and only improvements to the existing wall are proposed as part of the proposed project. Previous development of the 10-foot high retaining wall, as well as the currently proposed additional wall improvements, is substantially less than the BAAQMD operational GHG screening criteria utilized for determining whether a development could result in a potentially significant GHG impact. Thus, impacts related to GHG emissions are not expected to occur, and a detailed GHG assessment is not required. In addition, construction-related GHG emissions are a one-time release that would not substantially contribute to global climate change and are not required by BAAQMD to be quantified. Therefore, the retaining wall and proposed improvements would not generate GHG emissions that would have a significant impact on the environment or conflict with an applicable plan, policy, or regulation related to the reduction of GHG emissions, and the impact would be *less than significant*.

Mitigation Measure(s)

None required.

¹⁶ As explained previously, the BAAQMD was challenged in Superior Court, on the basis that the BAAQMD failed to comply with CEQA when it adopted its CEQA guidelines. The BAAQMD was ordered to set aside the proposed thresholds and conduct CEQA review of the thresholds. On August 13, 2013, the First District Court of Appeal reversed the trial court's decision. The Court of Appeal's held that CEQA does not require BAAQMD to prepare an EIR before adopting thresholds of significance to assist in determining whether air emissions of proposed projects might be deemed "significant." The Court of Appeal's decision provides the means by which BAAQMD may ultimately reinstate the GHG emissions thresholds, though the court's decision does not become immediately effective.

8. HAZARDS AND HAZARDOUS MATERIALS.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
<i>Would the project:</i>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
f. Expose people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

a. **Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?.....Less-Than-Significant**

b. **Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?Less-Than-Significant**

Discussion

The project site currently supports a single-family residential unit, patio, and retaining walls. Transportation, use, and disposal of hazardous materials would not occur on site. Construction of the 10-foot high wall required limited on-site construction activities, none of which resulted in the release of hazardous materials creating significant hazards to the public. Similarly, the additionally proposed improvements would only require minor construction operations and would be limited to hand-tool equipment. Proper use of hand-tool equipment would not result in creation of significant hazards to the public through accidental release of hazardous materials. Therefore, a *less-than-significant* impact would occur.

Mitigation Measure(s)

None required.

- c. **Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? No Impact**
- d. **Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to G.C. Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? No Impact**

Discussion

The proposed project is located approximately 0.36 miles from the nearest school (Sausalito Nursery School). In addition, the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or wastes. The site is also not located on the list of hazardous materials sites provided by Geotracker (<http://geotracker.swrcb.ca.gov/map/>), nor is the site listed on the California EPA’s Department of Toxic Substances Control (DTSC) list compiled pursuant to Government Code Section 65962.5. For these reasons, and the fact that the proposed project would not emit hazardous emissions and/or handle hazardous materials within a one-quarter of a mile of an existing school, *no impact* would result.

Mitigation Measure(s)

None required.

- e. **Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?.....Less-Than-Significant**

Discussion

The City of Sausalito has adopted a Disaster Preparedness/Emergency Operations Program. The proposed project would not interfere with emergency exit routes, and would not hinder access to roads used by emergency vehicles. In accordance with City of Sausalito standards, a Construction Management Plan would be prepared for the project and reviewed by the City Engineer, which would ensure that limited construction operations would not interfere with an adopted emergency response plan or emergency evacuation plan. Potential construction-related traffic impacts would be temporary, lasting only as long as the construction phase.

Overall, development of the proposed project would result in a *less-than-significant* impact in regard to the impairment of an adopted emergency evacuation plan.

Mitigation Measure(s)

None required.

- f. **Would the project expose people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?Less-Than-Significant**

Discussion

The General Plan (Health and Safety Element p. 7-22) states that the City is exposed to wildland fires primarily in underdeveloped areas of the upper slopes, canyons, and ridges. The General Plan states that response times from the City’s fire station (located at the corner of Caledonia Street and Johnson Street) are very good because virtually any part of the City may be reached within five minutes. Since the proposed project is located on an already developed site, the proposed improvements would be considered fire-resistant and fire station response times are sufficient, wildland fires would have a *less-than-significant* impact on the proposed project.

Mitigation Measure(s)

None required.

9. HYDROLOGY AND WATER QUALITY.

Issues		Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
<i>Would the project:</i>					
a.	Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b.	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d.	Substantially alter the existing drainage pattern of the site or area, including alteration of the course of a stream, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
e.	Substantially alter the existing drainage pattern of the site or area, including alteration of the course of a stream, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
f.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
g.	Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
h.	Place within a 100-year floodplain structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
j.	Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

a. Would the project violate any water quality standards or waste discharge requirements?Less-Than-Significant

b. Would the project otherwise substantially degrade water quality?Less-Than-Significant

Discussion

Limited potential exists for the project to impact downstream water quality. This is limited to the construction period, when tools and equipment would be utilized. Under the National Pollutant Discharge Elimination System (NPDES), obtaining a General Permit is required if the project would disturb one or more acres. Because the project would not disturb one or more acres, the project is not subject to NPDES requirements and a General Permit is not needed.

However, Sausalito Municipal Code Section 11.17.050(3) requires any construction contractor performing work in the City to implement appropriate best management practices (BMPs) for new developments and redevelopments to prevent the discharge of construction wastes or contaminants from construction materials, tools, and equipment from entering the storm drain system. The Code also states that all construction plans and applications for building permits shall consider the potential for erosion and sedimentation at the construction site, and shall include appropriate erosion and sedimentation controls. Appropriate controls shall be determined in accordance with the guidance provided in the “standards for Erosion and Sedimentation Control” and the “Erosion and Sedimentation Control Handbook” published by the Association of Bay Area Governments (ABAG), and may include site planning considerations, construction staging and timing, and installation of temporary detention ponds or other treatment facilities. Therefore, the project would have a *less-than-significant* impact in regards to degrading water quality or violating water quality standards.

Mitigation Measure(s)

None required.

- c. **Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?Less-Than-Significant**

Discussion

The Marin Municipal Water District (MMWD) provides domestic water service within the City of Sausalito. As the primary source of water for MMWD, reservoirs provide 75 percent of the water consumed by MMWD customers annually. The remaining 25 percent of MMWD’s water supply is transported from the Russian River in Sonoma County under a contract with the Sonoma County Water Agency. Groundwater is not used as a primary source of water supply for City residences and businesses. In addition, the project site is currently developed with a single-family residence and retaining wall. Improvements associated with the proposed project would only result in a slight increase in impervious surfaces, which would not substantially affect groundwater recharge. Furthermore, the proposed project would not use groundwater. Therefore, the project would have a *less-than-significant* impact to groundwater resource supply and/or recharge.

Mitigation Measure(s)

None required.

- d. **Would the project substantially alter the existing drainage pattern of the site or area, including alteration of the course of a stream, in a manner which would result in substantial**

erosion or siltation on- or off-site?Less-Than-Significant

e. **Would the project substantially alter the existing drainage pattern of the site or area, including alteration of the course of a stream, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?Less-Than-Significant**

f. **Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?Less-Than-Significant**

Discussion

Impervious surface currently makes up 66 percent of the project site. Implementing the proposed project would increase impervious surface area to 69 percent. However, the City Engineer concluded that despite the slight increase in impervious surface, the proposed means of collecting and discharging stormwater runoff would reduce rainfall runoff to neighboring properties and would not have a significant negative impact.¹⁷ The proposed project includes construction of a 4-inch PVC storm drain pipe to carry water from the patio to the street in front of the residence. J.L. Engineering determined that the 4-inch PVC pipe would be more than adequate to handle peak flows from a 100-year storm event, assuming an on-site tributary area of 0.03 acres.¹⁸ The existing City stormwater drainage system, to which the proposed project would connect, would have sufficient capacity to receive additional runoff from the proposed project. Therefore, a *less-than-significant* impact would occur.

Mitigation Measure(s)

None required.

g. **Would the project place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?Less-Than-Significant**

h. **Would the project place within a 100-year floodplain structures which would impede or redirect flood flows?Less-Than-Significant**

i. **Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?.....Less-Than-Significant**

¹⁷ Todd Teachout, City Engineer. *Memorandum, 9 Edwards Retaining Wall and Site Improvements*. November 30, 2005.

¹⁸ Jay L. Hallberg, J.L. Engineering. *Additional Information DR/VA 04-038, Hydrology/Hydraulic Analysis, Lands of Woodrow, 9 Edwards Ave*. October 5, 2006.

Discussion

The Federal Emergency Management Agency (FEMA) Flood Insurance Study area identifies the project site as an area with a Zone X (unshaded) flood designation. A Zone X (unshaded) designation is defined as an area subject to minimal flood hazard, usually depicted as above the 500-year flood level.

The project site currently developed in an established community and is not located near any reservoirs or protected by any levee systems. As the project site is located outside of the 100-year floodplain, and is not located near any reservoirs or levees, the proposed project would not expose people or structures to flood events; therefore, a *less-than-significant* impact would result.

Mitigation Measure(s)

None required.

j. Inundation by seiche, tsunami, or mudflow?Less-Than-Significant

Discussion

The proposed project is located approximately 0.15 miles west of Richardson’s Bay, which is approximately three nautical miles from the Golden Gate Bridge. A tsunami having a wave height of 20-feet may arrive at the Golden Gate once every 200 years. The proposed project is located at approximately 160-195 feet above mean sea level. Therefore, the possibility of a tsunami that could affect the project site does not exist; and, therefore this phenomenon would result in a *less-than-significant* impact.

Mitigation Measure(s)

None required.

10. LAND USE AND PLANNING.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
<i>Would the project:</i>				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Conflict with any applicable land use plans, policies, or regulations of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating on environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

- a. Would the project physically divide an established community? No Impact**

Discussion

The project site consists of one developed lot with a single-family residence, patio, and retaining walls. The proposed project would include additional improvements to the wall, none of which would divide an established community. Therefore, *no impact* would occur.

Mitigation Measure(s)

None required.

- b. Would the project conflict with any applicable land use plans, policies, or regulations of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating on environmental effect? Less-Than-Significant**

Discussion

The project site consists of one lot currently developed with a single-family residence, patio, and retaining walls. The existing setting is consistent with the current General Plan land use designation of Medium-High Density Residential and would not be altered by the proposed project. However, currently, the 10-foot high retaining wall and patio conflict with Zoning Ordinance requirements because they were constructed without first obtaining a Design Review Permit or variances to allow the wall and patio to encroach into the side-yard setback. Therefore, the current entitlements include requests for a Design Review Permit and variances. Approval of the requested Design Review Permit and variances would eliminate the current inconsistencies, resulting in a *less-than-significant* impact with regard to conflicts with applicable land use plans and regulations.

Mitigation Measure(s)

None required.

11. MINERAL RESOURCES.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
<i>Would the project:</i>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

- a. **Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? No Impact**
- b. **Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? No Impact**

Discussion

The Marin Countywide Plan Map 3-5, Location of Mineral Resource Preservation Sites, clearly indicates the proposed project site is not located within the vicinity of State or County designated mineral resource sites. The nearest State-designated mineral resource site is Ring Mountain, in Tiburon, California, which is located approximately 4.52 miles from the proposed project site.

Since the proposed project site is not within the immediate vicinity of the Ring Mountain, the proposed project would not interfere with existing operations; therefore, the proposed project would result in *no impact* to mineral resources.

Mitigation Measure(s)

None required.

12. NOISE.

Issues		Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
<i>Would the project result in:</i>					
a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

- a. **Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? Less-Than-Significant**
- b. **Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?Less-Than-Significant**
- c. **Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?Less-Than-Significant**
- d. **A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?Less-Than-Significant**

Discussion

The proposed project includes retrofitting the existing 10-foot high wall, finishing the surface of the already constructed retaining wall and patio, constructing a guard rail for the patio, and the installation of a 4-inch PVC storm drain pipe.

Construction of the proposed project would result in a minimal increase of noise levels from construction activities on the project site. Such noise would be generated by tools utilized to retrofit the retaining wall, as well as mechanical equipment used to install the patio guard rail and the 4-inch storm drain pipe. Construction activities would occur only during allotted hours, as defined in the City’s noise regulations. Construction noise is short term and would only occur between 8:00 AM to 6:00 PM, Monday through Friday; between 9:00 AM and 5:00 PM on Saturday; and between 9:00 AM to 7:00 PM on holidays (not including Sundays), as stipulated by the City’s noise regulations.

In terms of operational noise, the proposed project includes retrofitting the current 10-foot high retaining wall, wall improvements, and installation of a 4-inch storm drain. Once completed, noise would not be generated by the finished product.

Conclusion

Overall, since conditions regarding noise would remain unchanged once the wall improvements are completed, and due to the fact that construction noise is exempt during specified hours, a *less-than-significant* periodic or permanent impact would occur.

Mitigation Measure(s)

None required.

- e. **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport, would the project expose people residing or working in the project area to excessive noise levels? No Impact**

Discussion

The project is not located within an airport land use plan, nor is it within two miles of any public airport as the nearest is the San Francisco International Airport, located approximately 17 miles away. Therefore, the project would have *no impact* with respect to exposing people residing or working in the project area to excessive airport-related noise levels.

Mitigation Measure(s)

None required.

- f. **For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?Less-Than-Significant**

Discussion

The proposed project is not located within the vicinity of a private airstrip. One known private float plane occasionally flies in and out of Richardson’s Bay, located approximately 0.20 miles from the site. The float plane does not constitute regular airport/airstrip operations. Therefore, a *less-than-significant* impact would occur with respect to exposing people residing or working in the project area to excessive airport-related noise levels.

Mitigation Measure(s)

None required.

13. POPULATION AND HOUSING.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
<i>Would the project:</i>				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

- a. **Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?** **No Impact**
- b. **Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?** **No Impact**
- c. **Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?** **No Impact**

Discussion

An impact to population and housing is considered significant if the proposed project would induce substantial population growth in an area either directly or indirectly. The proposed project involves the retrofitting and surface finishing of a previously constructed retaining wall and patio, installation of patio guard rails, and the construction of a 4-inch storm drain pipe. Therefore, implementation of the proposed project would neither displace substantial existing housing nor necessitate the construction of replacement housing. Therefore, *no impact* would occur in regard to the proposed project inducing substantial population growth in the area.

Mitigation Measure(s)

None required.

14. PUBLIC SERVICES.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
<i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>				
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. Parks and recreation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. Solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
f. Other public facilities and services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

- a. **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection? No Impact**
- b. **Police protection? No Impact**
- c. **Schools?..... No Impact**
- d. **Parks and recreation? No Impact**

Discussion

The project area is serviced by the Southern Marin Fire Protection District and Sausalito Police Department. The proposed project involves retrofitting and surface finishing of the 10-foot high retaining wall and installing a 4-inch storm drain pipe on an already developed single-family residential lot. Therefore, police and fire services would not be increased as a result of the proposed wall improvements. Similarly, given the nature of the project, the demand for schools and parks would not increase. Therefore, implementing the proposed project would have *no impact* on government facilities or service ratios.

Mitigation Measure(s)

None required.

e. **Solid waste?****Less-Than-Significant**

Discussion

The City contracts with Bay Cities Refuse to collect and dispose of the City's refuse and recycling. The recycling, compostable waste and other solid waste generated in the City is transferred at the Golden Bear transfer station located in Richmond and disposed of or recycled.

The proposed project includes the retrofitting and surface finishing of a previously constructed retaining wall, installation of a patio guard rail, and the construction of a 4-inch PVC storm drain pipe. The proposed project, once finished, would not contribute to an increase in solid waste generation. However, construction of the proposed wall improvements would generate construction waste. Construction waste would be recycled in accordance with Section 8.54 of the City's Municipal Code. As a result, the proposed project would have a *less-than-significant* impact in regard to solid waste facilities.

Mitigation Measure(s)

None required.

f. **Other public facilities and services?** **No Impact**

Discussion

The proposed project includes the retrofitting and surface finishing of a previously constructed retaining wall, installation of a patio guard rail, and the construction of a 4-inch PVC storm drain pipe. Implementing the project would not introduce additional residents that would increase demands for other general governmental services, including libraries and/or general City maintenance services. Therefore, *no impact* would occur.

Mitigation Measure(s)

None required.

15. TRANSPORTATION/TRAFFIC.

Issues		Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
<i>Would the project:</i>					
a.	Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b.	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c.	Substantially increase hazards due to a design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d.	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
e.	Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f.	Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

- a. **Would the project cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?** **No Impact**
- b. **Would the project exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?** **No Impact**
- c. **Would the project substantially increase hazards due to a design feature (e.g.,sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?** **No Impact**
- e. **Would the project result in inadequate parking capacity?** **No Impact**
- f. **Would the project conflict with adopted policies supporting alternative transportation (e.g., buss turnouts, bicycle racks)?** **No Impact**

Discussion

The proposed project includes the retrofitting and surface finishing of a previously constructed retaining wall, installation of a patio guard rail, and the construction of a 4-inch PVC storm drain pipe, on a previously developed single-family lot in an established neighborhood community. Because the project would not induce population growth, parking spaces would not need to be provided, nor would additional traffic be generated in the project site vicinity. Additionally, the proposed project does not involve altering road conditions that could affect intersections, emergency access, or alternative transportation. Therefore, **no impact** would occur as a result of implementing the proposed project.

Mitigation Measure(s)

None required.

- d. **Would the project result in inadequate emergency access?Less-Than-Significant**

The City of Sausalito has adopted a Disaster Preparedness/Emergency Operations Program. In accordance with City standards, a Construction Management Plan would be prepared for the project and reviewed by the City Engineer, which would ensure that limited construction operations would not interfere with an adopted emergency response plan. Temporary construction-related traffic impacts would only last as long as the construction phase. Therefore, construction would have a **less-than-significant** impact on emergency access.

Mitigation Measure(s)

None required.

16. WATER, SEWER, AND STORMWATER SYSTEMS.

Issues		Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
<i>Would the project:</i>					
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

a. Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? No Impact

b. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?..... No Impact

Discussion

The proposed project includes retrofitting and surface finishing the retaining wall and installing a 4-inch PVC storm drain pipe on a site that is currently served by the City of Sausalito for wastewater collection and the Sausalito Marin City Sanitary District (SMCSD) for wastewater treatment. The project improvements will not generate any wastewater; therefore the demand for sewer treatment services would not increase as a result of the project and *no impact* would occur.

Mitigation Measure(s)

None required.

c. Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing

facilities, the construction of which could cause significant environmental effects??..... **No Impact**

- d. **Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?..... No Impact**

Discussion

The proposed project would retrofit and improve the surface of the existing retaining wall, as well as install a 4-inch PVC storm drain pipe to carry water from the patio to the street in front of the residence. The single-family residence on-site is currently supplied with water and the proposed improvements would not increase the need for water on-site. Therefore, implementing the proposed project would have *no impact* regarding construction of new water or wastewater treatment facilities and existing water entitlements.

Mitigation Measure(s)

None required.

- e. **Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?.....Less-Than-Significant**

Discussion

The project includes retrofitting and surface finishing of the existing retaining wall and installing a 4-inch PVC storm drain along the base of the retaining wall to collect and discharge storm flows. The City Engineer has determined the project would not generate additional stormwater flows when compared with the pre-project condition. Therefore, the project will not require the construction of new, or the expansion of existing, stormwater drainage facilities. Therefore, the project would have a *less-than-significant* impact with respect to causing significant environmental effects.

Mitigation Measure(s)

None required.

17. MANDATORY FINDINGS OF SIGNIFICANCE.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?Less-Than-Significant**

Discussion

The proposed project site does not contain suitable habitat to support special-status plant species or special-status animal species known to be located within the vicinity of the project site. Because the project site is already developed and disturbed, the chance of cultural or historical resources or examples of California’s history or prehistory being discovered during the limited on-site surface excavation is minimal. Therefore, implementing the proposed project would have a *less-than-significant* impact to special-status species, sensitive natural communities, and/or California’s history.

Mitigation Measure(s)

None required.

- b. **Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? No Impact**

Discussion

The retaining wall is already constructed, and implementing the proposed wall improvements which are limited to a retrofit and surface finishing, as well as installing a 4-inch drain pipe, would not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals. Therefore, there would be *no impact* on long-term environmental goals.

Mitigation Measure(s)

None required.

- c. **Does the project have impacts that are individually limited, but cumulatively considerable?Less-Than-Significant**

- d. **Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?Less-Than-Significant**

Discussion

Cumulative impacts may be identified in the categories of use of resources, demand for services, and physical changes to the natural environment. Due to the land being already developed with a residential unit and retaining wall, the proposed project would not have any impacts on the use of resources, demand for services, or physical changes to the natural environment. As stated in the Geology and Soils section of this IES, mitigation measures have been included in this IES/MND to ensure that the 10-foot high retaining wall would not result in adverse effects on human beings. Therefore, a *less-than-significant* would result from the development of the proposed project.

Mitigation Measure(s)

None required.

VII. STAFF AND SOURCES

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