



Valhalla Residential Condominiums



**INITIAL ENVIRONMENTAL STUDY / MITIGATED
NEGATIVE DECLARATION
APRIL 16, 2014 | CITY OF SAUSALITO**

Purpose



To introduce the Initial Environmental Study / Mitigated Negative Declaration (IES/MND) prepared for the Valhalla Residential Condominium Project.

Topics of Discussion



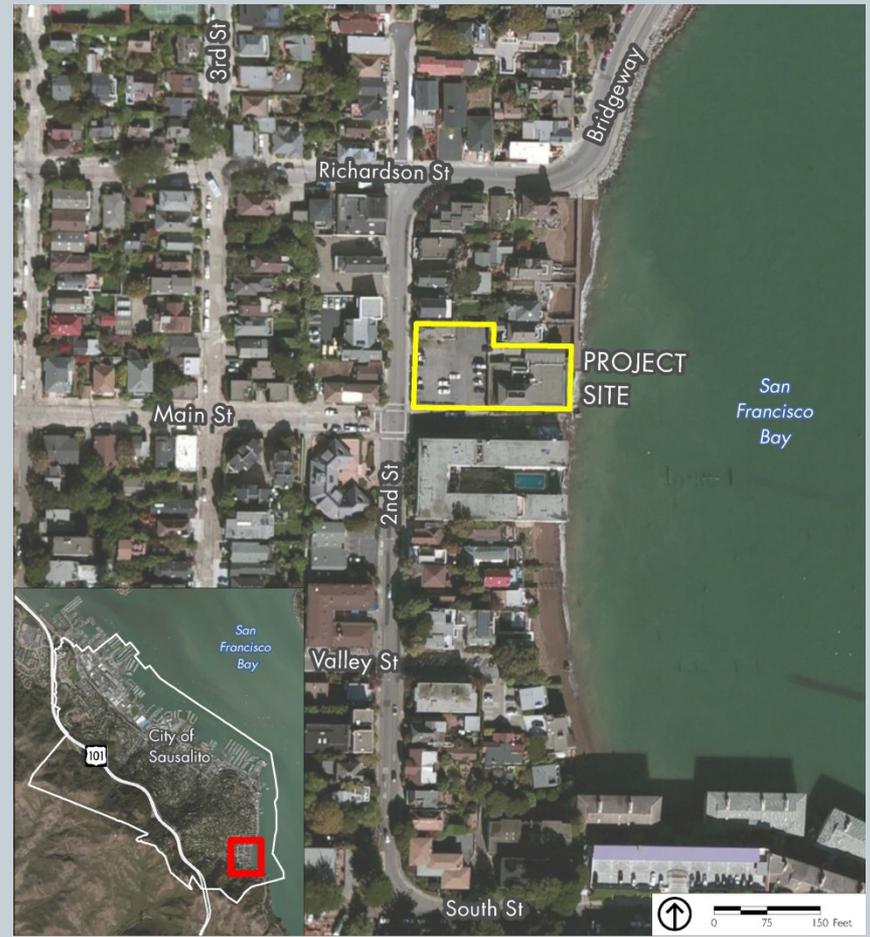
- I. Project Summary**
- II. Environmental Review Process**
- III. Next Steps**
- IV. Questions / Comments**

I. Project Summary



Project Summary

- **Redevelopment of the former Valhalla site and building on the parcel at 206 Second Street and 201 Bridgeway**
- **Maintain an existing single-family home located at 206 Second Street and renovate and expand the Valhalla structure to accommodate seven new residential condominium units.**
- **Subdivide the Project site to create a separate lot for the single-family residence.**
- **The proposed Project includes on-site parking and landscaping components.**



Project Entitlements



- **Design Review Permit**
- **Tentative Subdivision Map**
- **Condominium Conversion Permit**
- **IES/MND**
- **General Plan Amendment**
- **Zoning Map Amendment**
- **Planned Development Permit**
- **Encroachment Agreement**

View from near Bay - Existing



Valhalla

View from Bay - Proposed



View from Main Street - Existing



View from Main Street - Proposed



II. Environmental Review Process



- **CEQA OVERVIEW**

Initial Environmental Study

Mitigated Negative Declaration

CEQA



- **California Environmental Quality Act (CEQA)**
 - The California Environmental Quality Act is the State's primary environmental protection law.
 - CEQA requires that public agencies disclose the potential environmental impacts of projects that have a physical effect on the environment.

What is an Initial Environmental Study?



- A type of environmental report that a Lead Agency uses to determine if a project may have a significant effect on the environment.
- Based on the findings of the Initial Environmental Study, the Lead Agency shall prepare:
 - Negative Declaration
 - Mitigated Declaration
 - Environmental Impact Report

What is a Mitigated Negative Declaration?



- If a Lead Agency determines from an Initial Environmental Study that mitigation measures can be applied to ensure that potential environmental impacts [caused by the project] can be mitigated to a level that is determined to be less than significant, a Mitigated Negative Declaration may be prepared.

IES / MND



- **2013 – 2014: PlaceWorks (consultant) prepares IES/MND**
- **April 1, 2014: Public Review Draft IES/MND released**
 - Submitted to the State Clearinghouse
 - Published in the Marin Independent Journal
 - Notices sent to property owners/occupants within 300'
 - Copy at City Hall
 - Distributed to State/Regional/Local Agencies
 - Available at <http://www.ci.sausalito.ca.us/index.aspx?page=578>

Draft IES / MND Findings Before Mitigation



- **Potentially Significant Environmental Impacts Before Mitigation:**
 - Air Quality
 - Biology
 - Cultural Resources
 - Geology, Soils, Seismicity
 - Hazards and Hazardous Materials
 - Hydrology and Water Quality
 - Noise
- **However...**

Draft IES/MND Findings After Mitigation



- It was determined that potentially significant impacts with mitigation measures could be reduced to *less than significant* levels.
- Therefore, potential environmental impacts associated with the Valhalla Residential Condominium Project would be *less than significant*.

Mitigation Measures



- **Air Quality**
 - Compliance with Bay Area Air Quality Management District Best Management Practices
- **Biology**
 - Conduct surveys 1 month prior to construction for roosting bats
 - Continuous clean up of debris
- **Cultural Resources**
 - In the event archaeological resources are discovered, Project applicant shall contact a qualified archaeologist to monitor ground-disturbing activities
- **Geology**
 - Prepare and submit geotechnical reports prior to construction
 - Implement recommendations of the geotechnical engineer

Mitigation Measures



- **Hazards and Hazardous Materials**
 - Consult with a Cal/OSHA certified qualified asbestos abatement consultant for a pre-construction assessment
 - Consult with a qualified lead paint abatement consultant for a pre-construction assessment
- **Hydrology and Water Quality**
 - Prior to the issuance of building permits, applicant shall submit an Elevation Certificate
- **Noise**
 - During construction, vibratory rollers shall not be used

Public Review Period



- April 1, 2014 – May 14, 2014

- Submit comments to:

Jeremy Graves, AICP, Community Development Director

Email: jgraves@ci.sausalito.ca.us

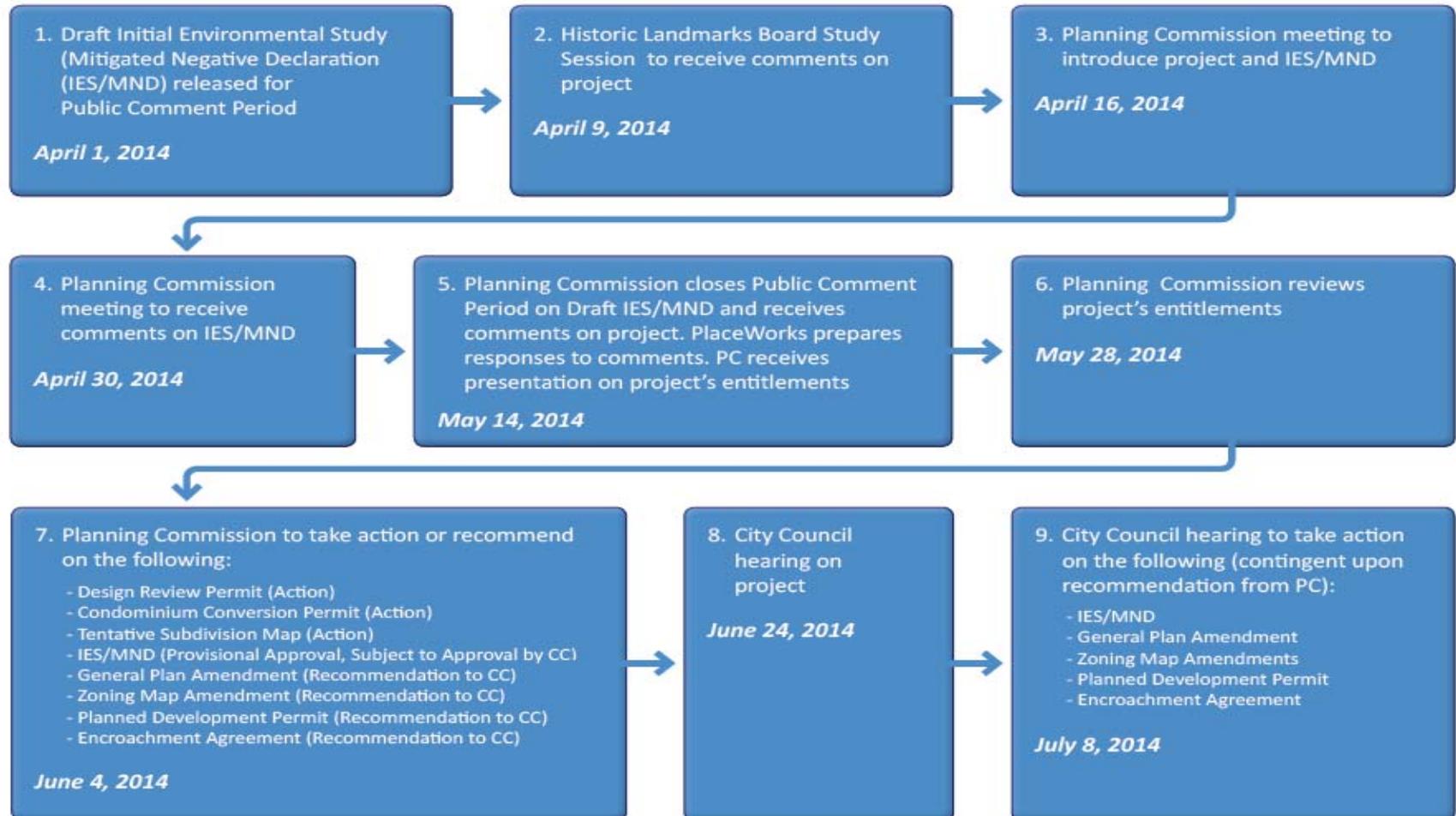
Address: 420 Litho St, Sausalito, 94965

III. Next Steps



- **ENTITLEMENT PROCESS FLOW CHART**
- **OPPORTUNITIES FOR PUBLIC COMMENT**

Entitlement Process



Opportunities for Public Comment



- **Planning Commission Meetings:**
 - Wednesday, April 16, 2014 – On IES/MND
 - Wednesday, April 30, 204 – On IES/MND
 - Wednesday, May 14, 2014 – On IES/MND; Close of Public Comment Period; introduce Project entitlements

Recommendation



- **Staff recommends the Planning Commission take the following action on the IES/MND:**
 - Accept public comments on IES/MND
 - Continue acceptance of public comments on IES/MND to the following Planning Commission meetings:
 - April 30, 2014
 - May 14, 2014

IV. Questions / Comments



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