

ADDENDUM

TO

NEGATIVE DECLARATION
State Clearing House No. 2012052034

Subject

City of Sausalito Focused Housing Element Amendment

Environmental Setting

Entire City of Sausalito

Background

This document is an Addendum to the Initial Environmental Study/Negative Declaration prepared for the 2009-2014 Housing Element (Original Project) adopted by the City of Sausalito in October 2012 (State Clearinghouse No. 2012052034). This document is provided in Appendix A.

The Initial Environmental Study/Negative Declaration for the Original Project studied the potential environmental effects on aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, transportation/traffic, utilities and service systems, and mandatory findings of significance. No environmental factors were found to be potentially affected by the implementation of the 2009-2014 Housing Element and the project would not have a significant effect on the environment.

Since the adoption of the Negative Declaration, the City has amended the Original Project. This addendum to the Negative Declaration addresses the minor technical changes or additions made to the 2009-2014 Housing Element, referred to as the "Focused Housing Element Amendment."

Statutory Requirements

Section 15164 of the California Environmental Quality Act (CEQA) Guidelines allows for a lead agency to prepare an addendum to an adopted negative declaration or environmental impact report (EIR) if only minor technical changes or additions are necessary or if none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred. Pursuant to CEQA Section 15162, no subsequent negative declaration shall be prepared for the project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project that will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

This Addendum evaluates the Focused Housing Element Amendment and demonstrates that the amendment to the housing element does not meet any of the requirements set forth in section 15162. This Addendum shall be considered by the decision making body prior to making a decision on the adoption of the Focused Housing Element Amendment. The Addendum does not need to be circulated for public review (CEQA Section 15164[c]).

Project Description

The Focused Housing Element Amendment is an amendment to the 2009-2014 Housing Element to add an existing R-3 zoned site to the sites inventory and to remove the Horizontal Mixed Use (HMU) program. The amendment also includes updates to show progress in implementation of the Accessory Dwelling Unit program, Liveaboard program, and Multi-family Development in Multi-family Zones program. The Focused Housing Element Amendment is consistent with the policies and programs set forth in the adopted General Plan.

The Focused Housing Element Amendment (provided in Appendix B) is substantially the same as the 2009-2014 Housing Element with minor technical changes and additions, as summarized in the remainder of this addendum.

The Focused Housing Element Amendment includes the following changes:

1. Minor revisions to programs

The City’s Housing Plan includes programs to address the community’s housing needs. One program, Program 8b “Horizontal Mixed Use Incentives in Neighborhood Commercial (CN-1) District” was removed as a part of the Focused Housing Element Amendment.

Updated progress in implementation of Program 10a, “Adoption of Zoning Regulations to Encourage New ADUs” and Program 10b, “ADU Registration and Amnesty Program,” Program 11 “Liveboards and Houseboats,” and Program 20, “Multi-family Development in Multi-family Districts” program was also provided in the Focused Housing Element Amendment.

2. Addition of existing R-3 zoned site to the Vacant and Underutilized Sites Inventory

As the 330 Ebbtide Avenue parcel is already zoned R-3, it may be counted towards the RHNA as providing units for lower income households and may be added to the sites inventory, which is a listing of residential sites in the City that are suitable for residential development. A site inventory of land suitable for residential development is a required component in a city’s Housing Element. This site inventory includes vacant sites and sites that have the potential for redevelopment, plus an analysis of the relationship of zoning and public facilities and services to these sites. Adding the 330 Ebbtide Avenue site does not require any zoning map or zoning ordinance modification. Furthermore, adding the 330 Ebbtide Avenue site does not increase the density or modify the allowable development standards on the site in any way.

3. Updated Progress towards RHNA numbers

State Housing Element law requires each city and county to identify and analyze existing and projected housing needs in its jurisdiction and prepare goals, policies, and programs to encourage the development, improvement and preservation of housing (Government Code 65580-65589). The programs developed are meant to help the city meet its “fair share” of housing needs, as determined by the State and allocated by the Association of Bay Area Governments (AGAG) through the Regional Housing Needs Assessment (RHNA) Allocation Plan. In the Focused Housing Element Amendment the City has updated the progress towards the RHNA numbers.

Potential Housing Units during 2007-2014 Planning Period						
Income Levels	Very Low	Low	Moderate	Above Moderate	TOTAL LS	% Total Units
RHNA TARGETS	45	30	34	56	165	
Approved/Built (2007-2013)	0	0	1	23	24	9%
R-1 District Capacity	0	0	0	19	19	7%
R-2-5 District Capacity	0	0	0	16	16	6%
R-2-2.5 District Capacity	0	0	50	0	50	19%

Potential Housing Units during 2007-2014 Planning Period						
R-3 District Capacity	21	11	27	0	59	22%
Commercial District Capacity	20	10	21	0	51	19%
Existing Liveboards	0	6	0	0	6	2%
Future Liveboards	0	13	11	0	24	9%
New Accessory Dwelling Units	2	3	1	0	6	2%
Existing Accessory Dwelling Units	4	8	2	0	14	5%
TOTALS	47	51	113	58	269	
Percentage Over/Under RHNA Target:	<1%	70%	232%	<1%	63%	BUFFER
Unit Capacity Over/Under RHNA Target:	2	21	79	2	104	

Review of Environmental Impacts and Determination

An analysis of the Focused Housing Element Amendment, changes in circumstances, and any new information since the certification of the previous Initial Environmental Study/Negative Declaration (IES/ND) has been completed to determine if any new environmental impacts could occur. The environmental analysis and conclusions provided in the IES/ND remain current and applicable to the proposed project. All potential impacts in the CEQA Environmental Checklist were considered during the preparation of this Addendum, and it has been determined that no impacts would result from the minor changes made to the City's Housing Element. Nothing in the Focused Housing Element Amendment will impact aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation and traffic, utilities and service systems or mandatory findings of significance.

Further, the modifications proposed for the Housing Element are minor and none of the conditions outlined in CEQA Section 15162 have occurred as explained below, specifically:

- (1) *No substantial changes are proposed in the project that will require major revisions of the previous negative declaration due to the involvement of new, significant environmental effects or a substantial increase in the severity of previously identified significant effects.*

The Focused Housing Element Amendment proposes only minor technical changes to the City's Housing Element in the General Plan to reflect addition of site to the Vacant and Underutilized Sites Inventory, updated RHNA numbers, accomplished programs, and the removal of a housing program. The Focused Housing Element Amendment does not

include modifications to development patterns or changes in the pattern of land uses established in the General Plan. The Focused Housing Element Amendment does not propose or contemplate specific development projects. Environmental review of any implementing actions would occur at that time when project details are known. The adoption of the Focused Housing Element Amendment will not result in any changes to the physical environment.

- (2) *No substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*

It has been determined that no substantial changes have occurred with respect to the circumstances under which the project is undertaken and thus no major revisions of the previous negative declaration are necessary. The Focused Housing Element Amendment is proposing only minor technical changes to update the Element based on current information and will not cause any significant effects.

- (3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the negative declaration was adopted, shows any of the following:*

- a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*

Analysis of the Focused Housing Element Amendment indicates that there is no new information of substantial importance, which was not known at the time the negative declaration was adopted in 2012 that shows the project will have significant effects, or effects that will be substantially more severe than shown in the negative declaration.

- b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;*

No significant effects were previously identified and no EIR was previously prepared.

- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*

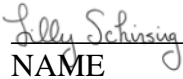
No significant or potentially significant effects were identified for the Original project and thus no mitigation measures or alternatives were necessary.

- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

No significant or potentially significant effects were identified for the Original project and thus no mitigation measures or alternatives were necessary.

Conclusion

Given the analysis presented in this Addendum, it is therefore found that the proposed Focused Housing Element Amendment would not result in a measurable increase in environmental impacts over what was previously analyzed in the Negative Declaration and Initial Environmental Study. There are no changes with respect to the circumstances under which the project is undertaken that will require revisions to the previous Negative Declaration. Therefore, pursuant to CEQA Guidelines Section 15164, an Addendum to the Negative Declaration is appropriate and has been prepared to document the minor technical changes made to the Focused Housing Element Amendment of the City of Sausalito General Plan.


NAME

August 11, 2014

ATTACHMENT: INITIAL ENVIRONMENTAL STUDY AND NEGATIVE DECLARATION, 2009-2014 HOUSING ELEMENT

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