

NOTICE OF EXEMPTION

21-2023-012

To:  Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

From: City of Sausalito  
420 Litho Street  
Sausalito, CA 94965

Marin County Recorder  
3501 Civic Center Drive, Room 232  
San Rafael, CA 94903

**FILED**

FEB 01 2023

SHELLY SCOTT  
MARIN COUNTY CLERK

By J. GILARDI Deputy

**Project Title:** 6<sup>th</sup> Cycle Housing Element Update

**Project Location:** City of Sausalito - Citywide

**Project Description:** The Project is an update to the Housing Element of the City of Sausalito General Plan. State Housing Law (Government Code Section 65580 [et. seq.]) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community. Upon its adoption, the 6<sup>th</sup> Cycle Housing Element will become part of the Sausalito General Plan. The Housing Element historically has been updated every five to eight years to address changing community needs. The proposed 6<sup>th</sup> Cycle Housing Element Update covers the State of California’s designated eight-year planning period from January 31, 2023 through January 31, 2031.

In compliance with State Housing Element Law requirements, the City of Sausalito has prepared the Project to:

- Provide goals, policies, quantified objectives and scheduled programs to preserve, improve and develop housing,
- Identify and analyze existing and projected housing needs for all economic segments of the community,
- Identify sites that can reasonably be expected to be available within the 8-year housing cycle to meet the City’s fair share of regional housing needs at all income levels,
- Affirmatively further fair housing,
- Substantially comply with State law, and
- Be internally consistent with other parts of the General Plan.

The Housing Element of the General Plan provides policies and programs to: encourage residential development in the City to be affordable to a range of household incomes, consistent with the City’s share of regional housing needs; encourage residential development to accommodate special needs groups; support the maintenance and improvement of existing housing stock; mitigate governmental constraints to the development of housing as required by State law; identify available financial and organizational resources for housing; identify adequate sites to accommodate the

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City's housing needs; encourage energy-efficiency in residential developments; and affirmatively further fair housing.

The 6<sup>th</sup> Cycle Housing Element includes the City's "Housing Plan," which includes the goals, policies, and programs the City will implement to address constraints and needs. The City's overarching objective is to ensure that decent, safe housing is available to all current and future residents at a cost that is within the reach of the diverse socio-economic segments which comprise Sausalito. To this end, the Housing Plan focuses on:

- Preserving housing and neighborhood assets;
- Supporting housing diversity, opportunities, and assistance;
- Reducing constraints to housing development, rehabilitation, and preservation; and
- Affirmatively furthering fair and equal housing access and opportunities.

Lead Agency: City of Sausalito

Lead Agency Contact: Brandon Phipps, Director of Community and Economic Development

Applicant: N/A (City is carrying out project)

- Exemption Status:
- Ministerial [Section 21080(b)(1); 15268];
  - Declared Emergency [Section 21080(b)(3); 15269(a)];
  - Emergency Project [Section 21080(b)(4); 15269(b)(c)];
  - General Rule [Section 15061(b)(3)];
  - Categorical Exemption. [state type and section number]
  - Statutory Exemption Section 15262 (Feasibility and Planning Studies);  
Section 15283 (Housing Needs Allocation)
  - Other

**REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:**

The Housing Element supports population growth that is mandated to be accommodated by the State; the City does not have the discretion to decrease the amount of growth allocated to the City through the Regional Housing Needs Allocation Plan adopted by the Association of Bay Area Governments. Further, the City does not have the discretion to disapprove housing projects and densities that are mandated to be accommodated by State law, including State density bonus standards and by-right development that meets specific criteria where office, retail, or parking uses are a principally permitted use. The Housing Element focuses on accommodating development that

is mandated by the State, has been planned for the Bay Area region by the Metropolitan Transportation Commission, Association of Bay Area Governments, and is consistent with the Plan Bay Area 2050 Blueprint which addresses regional growth, transportation, and sustainability.

The 6<sup>th</sup> Cycle Housing Element would not result in any direct or indirect physical changes to the environment. The Housing Element update is strictly a policy document and does not provide entitlements to any specific land use projects. The document contains goals, policies, and programs aimed at accommodating the City's Regional Housing Needs Allocation of 724 housing units by 2031. The proposed project does not entitle, propose, or approve any development project, zoning amendment, General Plan land use amendment, or any other physical change to the environment.

Implementation of future programs, including programs to amend the General Plan Land Use Element, rezone sites, update the Zoning Ordinance, and consideration of future development projects will be reviewed at the project-level as those projects are reviewed by the City and appropriate CEQA analysis will be prepared in connection with those amendments.

Based on the above facts, the City of Sausalito finds that there is no substantial evidence that the 6<sup>th</sup> Cycle Housing Element may have a significant effect on the environment. Therefore, the Housing Element Update is exempt from the provisions of the California Environmental Quality Act (CEQA) as set forth in Public Resources Code Section 15061(b)(3) of the CEQA Guidelines. Further, the project is exempt CEQA Guidelines Section 15283 as an action to implement a regional housing need determination and under CEQA Guidelines Section 15262 exempting feasibility studies for future actions which an agency has not yet approved.

City of Sausalito

By  \_\_\_\_\_  
Brandon Phipps, Director of Community and Economic Development  
City of Sausalito  
(415) 289-4128

Date: January 31, 2023