

Initial Study

For the

South Knoll Tree Removal Proposal

APRIL 2017

*PREPARED BY*

Town of Tiburon Community Development Department

# TABLE OF CONTENTS

MITIGATED NEGATIVE DECLARATION (DRAFT).....	2
A. PROJECT DESCRIPTION .....	3
B. REFERENCES.....	7
C. EVALUATION OF ENVIRONMENTAL IMPACTS .....	8
Aesthetics .....	9
Agriculture .....	10
Air Quality .....	11
Biological Resources.....	11
Cultural Resources .....	15
Geology and Soils .....	15
Greenhouse Gas Emissions .....	17
Hazards .....	18
Hydrology and Water Quality .....	20
Land Use and Planning .....	22
Mineral Resources.....	23
Noise .....	23
Population and Housing.....	25
Public Services.....	26
Recreation .....	27
Transportation/Traffic .....	27
Utilities and Service Systems .....	28
Mandatory Findings of Significance .....	30
D. CONSENT AGREEMENT FOR MITIGATION MEASURES.....	31

## LIST OF FIGURES

Figure 1: Project Location and Vicinity Map .....	5
---	---

**MITIGATED NEGATIVE DECLARATION**

TO: \_\_\_\_\_ Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

  X   County Clerk, Marin County  
3501 Civic Center Drive, Room 234  
San Rafael, CA 94903

FROM: Town of Tiburon Community Development Department  
1505 Tiburon Blvd.  
Tiburon, CA 94920

**Project Title:** South Knoll Tree Removal Proposal

**Proponent:** Ron and Duffy Hurwin

**Project Location:** A.P.N. 055-131-23; adjacent to Tiburon Boulevard and McKegney Green,  
Tiburon, CA 94920

**Project Description:** The applicant represents a group of private property owners seeking approval of a Tree Permit (File #TREE2017001) from the Town of Tiburon to remove forty-two (42) trees from South Knoll in the Town’s Richardson Bay Lineal Park, a public park. The project would remove twenty-one (21) Blue Gum Eucalyptus trees, fifteen (15) Italian Stone Pine trees and six (6) Monterey Pine trees from South Knoll and its immediate vicinity. South Knoll is a prominent natural topographic feature located adjacent to McKegney Green and the South of Knoll Park & Playground. The stated intent of the tree removal is to promote growth of native vegetation, reduce potential safety hazards and improve views from residences above the site.

South Knoll is an approximately 50-foot tall knoll rising above adjacent level areas of the Richardson Bay Lineal Park. Vegetation on South Knoll consists of native and non-native trees, including Blue Gum Eucalyptus, Coast Live Oak, Monterey Pine and Italian Stone Pine trees, and assorted shrubs and grasses. Numerous Coast Live Oak seedlings are present on the site, which have the potential for better growth if the subject trees are removed.

**Finding:** I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. Therefore, a Mitigated Negative Declaration will be prepared.

Signature: \_\_\_\_\_ Date \_\_\_\_\_  
Daniel M. Watrous  
Planning Manager  
Town of Tiburon  
1505 Tiburon Boulevard  
Tiburon, CA 94920

## **A. PROJECT DESCRIPTION**

- 1. Project Title:** South Knoll Tree Removal Proposal
- 2. Lead Agency Name and Address:**  
Town of Tiburon  
1505 Tiburon Boulevard  
Tiburon, CA 94920
- 3. Contact Person and Phone Number:**  
Daniel M. Watrous, Planning Manager (415) 435-7393
- 4. Project Location:**  
South Knoll portion of the Richardson Bay Lineal Park, between McKegey Green and the South of Knoll Park and Playground, Tiburon, CA
- 5. Project Sponsors' Names and Addresses:**  
Ron and Duffy Hurwin  
558 Tenaya Drive  
Tiburon, CA 94920
- 6. Person Preparing the Submission/Initial Study Checklist**  
Daniel M. Watrous  
Planning Manager – Town of Tiburon  
1505 Tiburon Boulevard  
Tiburon, CA 94920  
Phone: (415) 435-7393  
Fax: (415) 435-2438  
Email: [dwatrous@townoftiburon.org](mailto:dwatrous@townoftiburon.org)
- 7. File Number:** TREE2017001
- 8. Assessor Parcel No.** 055-131-23
- 9. Type of Approval Sought:** Tree Permit request to remove 42 trees from a public park.
- 10. Size of Subject Property:** Approximately 5 acres.
- 11. Present and Previous Use of Site or Structures:** Public Park since 1975, unimproved Caltrans (State Highway 131) right of way prior to 1975; no structures on the site; remnants of a ruined water tank near the knoll-top.
- 12. General Plan Designation:** Parks & Recreation.
- 13. Zoning:** P & R (Parks and Recreation).
- 14. Description of Project:** The applicant represents a group of private property owners seeking approval of a Tree Permit (File #TREE2017001) from the Town of Tiburon to remove forty-two (42) trees from South Knoll in the Town's Richardson Bay Lineal Park, a public park. The project

would remove twenty-one (21) Blue Gum Eucalyptus trees, fifteen (15) Italian Stone Pine trees and six (6) Monterey Pine trees from South Knoll and its immediate vicinity. The project would also remove all Eucalyptus saplings from the site and cover Eucalyptus stumps to prevent re-sprouting and subsequent growth. No new tree planting is proposed as part of the project.

South Knoll is an approximately 50-foot tall knoll rising above adjacent level areas of the Richardson Bay Lineal Park. South Knoll is a prominent natural topographic feature located adjacent to McKegney Green and the South of Knoll Park & Playground. Vegetation on South Knoll consists of native and non-native trees, including Blue Gum Eucalyptus, Coast Live Oak, Monterey Pine and Italian Stone Pine trees, and assorted shrubs and grasses. Numerous Coast Live Oak seedlings are present on the site, which have the potential for better growth if the subject trees are removed.

The trees proposed to be removed are located completely on Town-owned property. No trees are located within the Caltrans right-of-way for Tiburon Boulevard (State Highway 131). The trees do not fall within 100 feet of the shoreline of Richardson Bay, and are therefore not within the jurisdiction of the Bay Conservation and Development Commission (BCDC).

The stated intent of the tree removal is to promote growth of native vegetation, reduce potential safety hazards and improve views from residences above the site. The removal of the trees is intended to promote greater health of native trees already growing on the knoll, including 222 Oaks, consisting of 181 seedlings (less than 1 inch diameter), 26 saplings (1 to 4 inch diameter) and 15 larger oaks (4 to 12 inch diameter). The removal of fire-prone and failure-prone tree species, such as Eucalyptus and Pine trees, is intended to eliminate potential fire hazards and reduce hazards from trees and limbs falling on pedestrians on adjacent parks, Old Rail Trail, as well as a nearby bus stop along Tiburon Boulevard. The project would eliminate trees which have grown into the views toward Richardson Bay, Sausalito and San Francisco from many residences nearby and uphill from the site.

Workers removing the subject trees would access the site using the unpaved pathway along the shoreline to the west of the site. Equipment would be carried up the knoll for removal of trees and tree debris would be carried down to vehicles and removed from the site. Workers would coordinate with the Tiburon Public Works Department to avoid disruption to the Old Rail Trail and adjacent parks during tree removal.

**15. Surrounding Land Uses and Setting:**

North: Public park (McKegney Green), single-family residential, State Highway 131

South: Public park (South of Knoll Park and Playground), Richardson Bay

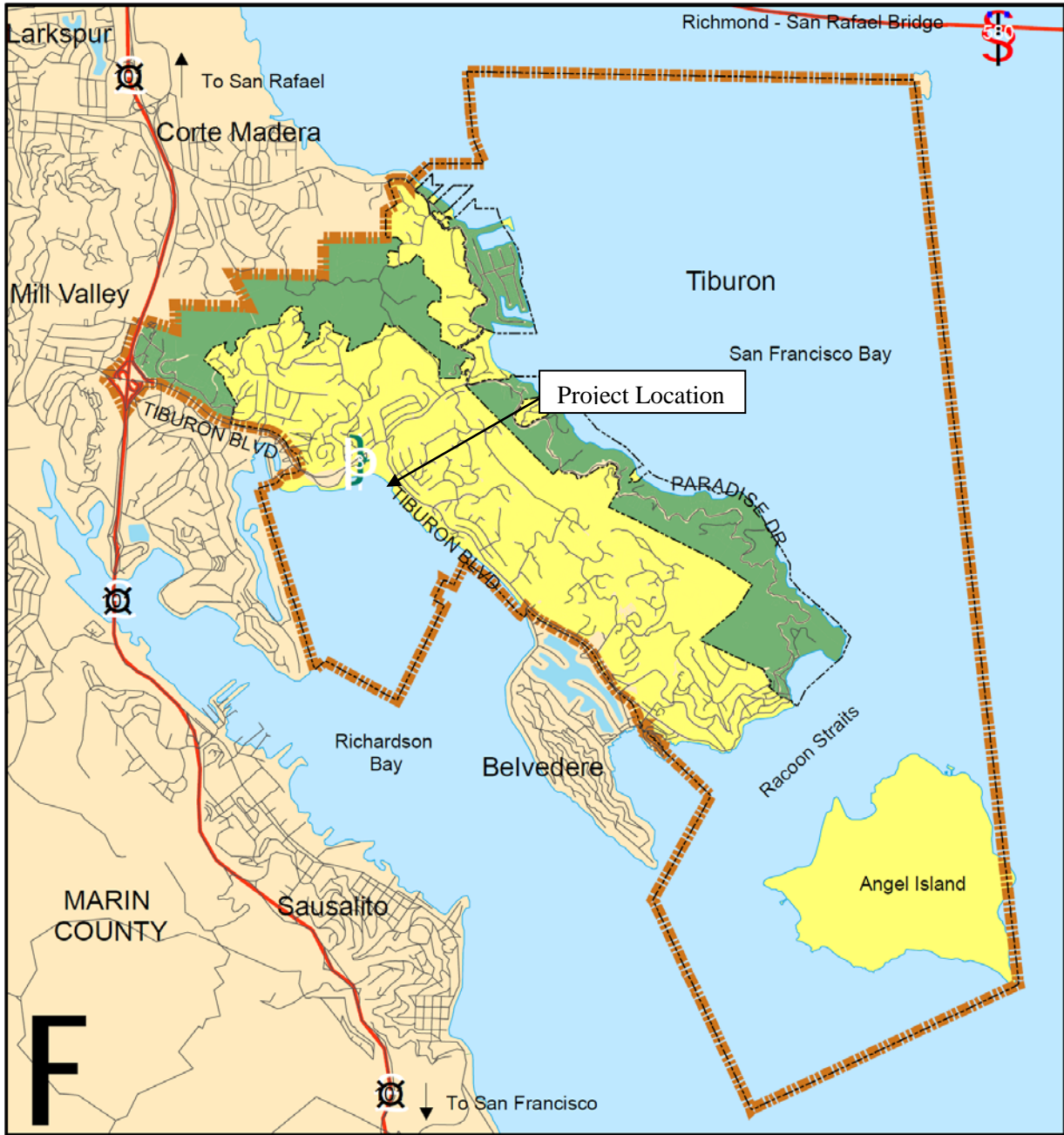
East: Public park (Old Rail Trail multi-use path), single-family residential

West: Public park, Richardson Bay

**16. Other agencies or utility providers whose approval is required (e.g., permits, financing approval, or participation agreement):**

None.

Project Location and Vicinity Map - Figure 1



**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Aesthetics                      | <input type="checkbox"/> Agriculture and Forestry        | <input type="checkbox"/> Air Quality                        |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources              | <input type="checkbox"/> Geology/Soils                      |
| <input type="checkbox"/> Greenhouse Gas Emissions        | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality            |
| <input type="checkbox"/> Land Use/Planning               | <input type="checkbox"/> Mineral Resources               | <input checked="" type="checkbox"/> Noise                   |
| <input type="checkbox"/> Population/Housing              | <input type="checkbox"/> Public Services                 | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation/Traffic          | <input type="checkbox"/> Utilities/Service Systems       | <input type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION:**

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an EARLIER EIR or NEGATIVE DECLARATION pursuant to applicable legal standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

---

Daniel M. Watrous  
Planning Manager  
Town of Tiburon

---

Date

## B. REFERENCES

The following is a list of references used in the preparation of this document. Each of the topics addressed in Section C, Evaluation of Environmental Impacts, includes a list of references by number. The numbers for the reference sources correspond with the sources that are listed below by number.

1. Town of Tiburon General Plan
2. Town of Tiburon Zoning Ordinance
3. Arboricultural Report prepared by Urban Forestry Associates, Inc., dated December 12, 2006
4. Arborist Report prepared by Urban Forestry Associates, Inc., dated November 30, 2016
5. Native Tree Restoration Plan prepared by Arborscience, dated December 18, 2016
6. Tiburon Tree Ordinance
7. Field Inspection
8. Experience with other projects of this size and nature
9. Hazardous waste list website: [http://www.dtsc.ca.gov/database/Calsites/Cortese\\_List.cfm](http://www.dtsc.ca.gov/database/Calsites/Cortese_List.cfm).
10. State Planning and Zoning Law
11. National Pollution Discharge Elimination System (NPDES)
12. Composite Flood Hazard Areas - HUD National Flood Insurance Program
13. Marin Countywide Plan
14. BAAQMD CEQA Guidelines Assessing the Air Quality Impacts of Projects and Plans
15. Bay Area Clean Air Plan
16. Department of Fish & Game
17. Town of Tiburon Climate Action Plan
18. State/Federal Environmental Standards
  - (a) Ambient Air Quality Standards
  - (b) Noise Levels for Construction Equipment
19. Federal Environmental Standards
  - (a) Water Quality Standards - 40 CFR 120
  - (b) Low-Noise Emission Standards - 40 CFR 203
  - (c) General Effluent Guidelines & Standards - 40 CFR 401
  - (d) National Primary & Secondary Ambient Air Quality Standards - 40 CFR 50
20. CEQA Appendix G: Environmental Checklist Form



## C. EVALUATION OF ENVIRONMENTAL IMPACTS

**Note: For each topic listed below, a reference source was used to complete the Environmental Checklist. The reference sources are listed by number in Section B of this document.**

<b>1. Aesthetics</b> Would the project have:				
	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Have a substantial adverse effect on a scenic vista? (Sources: 1, 2, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: 1, 2, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: 1, 2, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? (Sources: 1, 2, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion:

The proposed project would involve the removal of 42 trees from South Knoll, a portion of the Town's Richardson Bay Lineal Park. South Knoll is located between McKegney Green and the South of Knoll Park & Playground. South Knoll is visible from several residential neighborhoods and from Tiburon Boulevard (State Highway 131), the main thoroughfare leading into and out of Tiburon. South Knoll is also prominently viewed from the adjacent portions of the Lineal Park and from Old Rail Trail, the heavily-used pedestrian and bicycle path that passes on the landward side of South Knoll. The removal of these trees would change the visual character of South Knoll from a somewhat wooded appearance to a landform with very little significant vegetation.

The appearance of South Knoll when viewed from residential neighborhoods would be changed as a result of the removal of these trees. Most homes in the vicinity of the project site currently have views toward Richardson Bay, Sausalito and San Francisco. The trees proposed to be removed intrude into these views from many residences nearby and uphill from the site. The project would change these views by removing the trees and expanding existing views of the bay and cities beyond. This change would alter existing views from these homes, but would not have an adverse impact on such views.

Tiburon Boulevard is the main thoroughfare leading into and out of Tiburon, but is not designated by the State of California as a scenic highway. The removal of the trees proposed by this project would alter the visual character of South Knoll when viewed from Tiburon Boulevard, McKegey Green, South of Knoll Park & Playground, Old Rail Trail, and other areas from a somewhat wooded hillside to a landform without significant vegetation other than grass and small shrubs. This change to the visual character of the knoll when viewed from these vantage points, although noticeable and significant, is not considered extensive enough to substantially degrade the existing visual character or quality of the site and its surroundings. Over the short term, this visual change would constitute an irreversible environmental change, as even under the best circumstances significant native tree growth would take decades to occur.

<b>2. Agriculture and Forestry Resources:</b>				
Would the project:				
	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Sources: 1, 13)	<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? (Sources: 1, 2)	<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))? (Sources: 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

d) Result in the loss of forestland or conversion of forestland to non-forest use? (Sources: 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Sources: 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

There is no farmland on the site or in the vicinity. The existing zoning of the property is Parks and Recreation (P & R), and there are no existing Williamson Act contracts, and therefore the proposed project does not conflict with any agricultural zoning. The project does not involve other changes in the existing environment which would result in conversion of farmland to non-agricultural use. The removal of 42 trees from the site would result in the temporary loss of significant vegetation on the site until existing Coast Live Oak seedlings on the site have the opportunity to flourish once the subject trees are removed from the site.

<b>3. Air Quality</b>				
Would the project:				
	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Conflict with or obstruct implementation of the applicable air quality plan? (Sources: 1, 7, 8, 14, 15, 17, 18, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Sources: 1, 7, 8, 14, 15, 17, 18, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Sources: 1, 7, 8, 14, 15, 17, 18, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d) Expose sensitive receptors to substantial pollutant concentrations? (Sources: 1, 7, 8, 14, 15, 17, 18, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people? (Sources: 1, 7, 8, 14, 15, 17, 18, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The project would not conflict with or obstruct implementation of the *Bay Area Clean Air Plan* (BAAQMD, 2010). The project site is within the San Francisco Bay Area Air Basin. The Bay Area Air Quality Management District (BAAQMD) is the regional government agency that monitors and regulates air pollution within the air basin. Three pollutants are known to exceed the state and federal standards in the Town: ozone, particulates (PM10), and carbon monoxide. Both ozone and PM10 are considered regional pollutants, because their concentrations are not determined by proximity to individual sources, but show a relative uniformity over a region. Carbon monoxide is considered a local pollutant, because elevated concentrations are usually only found near the source (e.g., congested intersections).

The removal of 42 trees on the subject site would not conflict with or obstruct the implementation of any applicable air quality plan and would not result in a cumulatively considerable net increase of any criteria pollutant for which the project area is non-attainment under an applicable federal or state ambient air quality standard. The use of mechanical equipment to remove the trees could result in short-term impacts to air quality, but Staff considers this temporary impact to be less-than-significant.

<b>4. Biological Resources</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
Would the project:				
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 Wildlife or U.S. Fish and Wildlife Service? (Sources: 1, 3, 4, 5, 6, 7, 8, 16, 19)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Department of Fish and Wildlife or US Fish and Wildlife Service? (Sources: 1, 3, 4, 5, 6, 7, 8, 16, 19)				
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, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Sources: 1, 3, 4, 5, 6, 7, 8, 16, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Sources: 1, 3, 4, 5, 6, 7, 8, 16, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Sources: 1, 2, 3, 4, 5, 6, 7, 8, 16, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Sources: 1, 3, 4, 5, 6, 7, 8, 13, 16, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Arborist reports for the site were conducted by Urban Forestry Associates, Inc., in 2006 and 2016 and a native tree restoration plan for the site was prepared by Arborscience in 2016. The studies indicated that the site is dominated by native and non-native trees, including Blue Gum Eucalyptus, Coast Live Oak, Monterey Pine and Italian Stone Pine trees, and assorted shrubs and grasses. Numerous Coast Live Oak seedlings are present on the site, which have the potential for better growth if the subject trees are removed. Field reconnaissance surveys and records research did not indicate the presence of any special-status plant or animal species or any jurisdictional wetlands on the site. The removal of the trees from this site would not interfere with the movement of any native resident or migratory fish or wildlife species.

The Tiburon General Plan and Tiburon Tree Ordinance contain numerous goals and policies related to trees, including the following:

Land Use Element:

Goal LU-F: To preserve and protect Tiburon’s views, scenic environment, natural beauty, and open space.

Open Space and Conservation Element:

**Tree Policies**

Trees and woodland areas are important natural resources which provide habitat for birds and shaded, protected areas for other animals; and help to stabilize hillsides. Trees and wooded areas also contribute to the visual character of the community.

Trees and woodlands are valued by the Town for their ecological importance, their visual enhancement of the community, and their contribution to residential privacy and quiet.

Policy OSC-33: Protected trees, as defined in the Municipal Code, tree stands, and tree clusters shall be preserved to the maximum extent feasible.

Policy OSC-34: The Town shall protect natural habitat, and natural wooded areas shall be preserved to the maximum extent feasible.

Safety Element:

**Fire Hazards**

Tiburon is susceptible to wildfires, urban fires, and wildland-urban interface fires where the two areas meet.

Wildfires often occur on grassy areas, and can spread to nearby dwellings. If the fires are unattended or exposed to winds, some forested areas, such as those of eucalyptus, may be particularly prone to forest fires. However, this problem is limited in the Tiburon Planning Area by interspersed woodlands within open grasslands.

Tiburon Tree Ordinance:

**Policy #1.** The Town recognizes the scenic importance, shade-creating, and privacy-creating benefits of trees to the community. The Town also recognizes that trees can provide soil stability, noise buffering, and wind protection benefits, and can help prevent erosion and debris flow landslides on the hilly terrain which characterizes most of Tiburon. The Town of Tiburon greatly values its trees for their ecological importance, visual enhancement of the community, and their contribution to residential privacy and quietness.

The Tiburon General Plan and Tiburon Tree Ordinance recognize the importance of trees to the character and beauty of the Town, and recognize the role that trees have in advancing the public health, safety and welfare. The removal of the trees proposed by this project would alter the visual character of South Knoll

when viewed from Tiburon Boulevard, McKegney Green, South of Knoll Park & Playground, Old Rail Trail, and other areas from a somewhat wooded hillside to a landform without significant vegetation other than grass and small shrubs. This change to the visual character of the knoll when viewed from these vantage points, although noticeable and significant, is not considered extensive enough to substantially degrade the existing visual character or quality of the site and its surroundings. Over the short term, this visual change would constitute an irreversible environmental change, as even under the best circumstances significant native tree growth would take decades to occur. The removal of the Eucalyptus trees would lessen potential fire and safety hazards on the knoll and in the vicinity and would promote the growth of native Coast Live Oak seedlings on the site.

There is a remote possibility that raptors or other migratory birds protected under the federal Migratory Bird Treaty Act (MBTA) could establish new nests on the site in the future before proposed tree removal begins. These birds include: Cooper's Hawk, white-tailed kite, red-tailed hawk, great horned owl, and other raptors. None of these species have formal listing status under the State or federal Endangered Species Acts, but some are recognized as fully protected by the California Fish & Wildlife Department. Nests in active use are protected under the MBTA and raptor nests in active use are further protected under Section 3503.5 of the California Fish and Game Code. Although no evidence of any bird nesting has been observed on the site, new nests could be found or established before tree removal is initiated. Destruction of a nest in active use would be a *potentially significant impact*, but could be mitigated through implementation of avoidance measures prior to tree removal.

The following condition should be applied to tree removal activities on the subject site, and would reduce the biological impacts to less-than-significant levels:

*Recommended Mitigation Measure BIO-1: Any active raptor nests or other bird nests protected under the Migratory Bird Treaty Act in the vicinity of proposed tree removal shall be avoided until young birds are able to leave the nest (i.e. fledged) and forage on their own. Avoidance may be accomplished either by scheduling tree removal during the non-nesting period (i.e. September through February) or, if this is not feasible, by conducting a pre-removal survey for bird nests. Provisions of the pre-removal survey and nest avoidance, if necessary, shall include the following:*

- *If tree removal is scheduled during the active nesting period (March through August), a qualified wildlife biologist shall conduct a pre-removal survey no more than 14 days prior to initiation of these activities to provide confirmation on presence or absence of active nests in the vicinity. This shall include both a daytime visual survey for raptors and other diurnal bird species and a nighttime survey for nesting owls.*
- *If active bird nests are encountered, species-specific measures shall be prepared by a qualified biologist in consultation with the CDFW and implemented to prevent abandonment of the active nest. At a minimum, tree removal near the nest shall be deferred until the young birds have fledged. A nest setback zone based on site conditions and proximity of the nest to existing and proposed development shall be established within which all tree removal-related disturbance shall be prohibited. The perimeter of the nest setback zone shall be fenced or adequately demarcated and tree removal personnel shall be restricted from the area.*
- *If permanent avoidance of the nest is not possible, impacts shall be minimized by prohibiting disturbance within the nest setback zone until a qualified biologist verifies that the birds have either (a) not begun egg-laying and incubation, or (b) that the*

*juveniles from the nest are foraging independently and capable of independent survival at an earlier date. A survey by the qualified biologist verifying that the young have fledged shall be submitted to the Town of Tiburon prior to initiation of tree removal in the nest setback zone.*

<b>5. Cultural Resources</b>				
Would the project:				
	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5? (Sources: 1, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5? (Sources: 1, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Sources: 1, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries? (Sources: 1, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

Native American archeological sites in this portion of Marin County are often located along ridgetops, midslope terraces, alluvial flats, bay marsh margins and near sources of water such as springs. The subject site is situated along the bayside in a location where such archeological sites are possible. However, the removal of the trees proposed by this project would not cause soil displacement that would disturb or destroy archeological resources potentially located on the site.

**6. Geology And Soils**



Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (Sources: 1, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking? (Sources: 1, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Sources: 1, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? (Sources: 1, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? (Sources: 1, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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? (Sources: 1, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in California Building Code, creating substantial risks to life or property? (Sources: 1, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (Sources: 1, 7, 8)				
--	--	--	--	--

Discussion:

There are no Alquist-Priolo Earthquake Fault Zones within the Town of Tiburon and the town is not near any known active faults. The nearest known active faults are the San Andreas fault, about 8 miles to the southwest, and the Hayward fault, about 8 miles to the northeast. Therefore, the potential for fault surface rupture (as opposed to ground shaking) within the Town limits is low. There would be no impact.

The project site is located on the western side of the Tiburon Peninsula, facing Richardson Bay. The site is located within the Coast Range Geomorphic Province of California. Tectonic forces resulting in extensive folding and faulting of the area formed these features. Slopes are inclined downward toward the southwest. Bedrock has been mapped previously within the general area of the site as consisting of Jurassic to Cretaceous aged semi-schist, phyllite and schist of the Franciscan Assemblage.

The removal of 42 trees from the subject property would not expose people or structures to seismic impacts or landslides and would not cause soil displacement that would disturb geologic resources on the site. The removal of the trees could marginally lessen soil stability, which has some potential for increased soil erosion on the site.

<b>7. Greenhouse Gas Emissions</b>				
Would the project:				
	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Sources: 1, 8, 17, 18, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Sources: 1, 8, 17, 18, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The Bay Area Air Quality Management District (BAAQMD) has adopted a CEQA threshold of significance of 1,100 metric tons of CO<sub>2</sub>/year for GHG emissions. Emissions below this threshold would be consistent with State laws intended to reduce GHG emissions. Projects that generate GHG emissions above threshold levels are considered to contribute substantially to a cumulative impact. The BAAQMD

has developed screening criteria to help compare projects to the thresholds of significance. The screening criteria developed for greenhouse gases uses default emission assumptions in the Urban Land Use Emissions Model (URBEMIS) and off-model GHG estimates for indirect emissions from electrical generation, solid waste and water conveyance. The proposed project does not have other significant sources or GHG's not accounted for in this methodology; therefore the screening criteria are applicable to this project.

According to the screening criteria only projects greater than the following thresholds would be considered to make a significant impact including:

- Single-family Residences – 56 dwelling units
- Apartments (low rise) – 78 dwelling units
- Condominium/townhouses – 78 dwelling units

The proposed project would be substantially less than the screening criteria for significant cumulative GHG emissions and therefore would generate a *less-than-significant* amount of greenhouse gases. The proposed project would not conflict with the Town of Tiburon's adopted *Climate Action Plan*.

<b>8. Hazards And Hazardous Materials</b>				
Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Sources: 1, 7, 8, 9, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Sources: 1, 7, 8, 9, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<p>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Sources: 1, 7, 8, 9, 13)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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? (Sources: 1, 7, 8, 9, 13)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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 or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Sources: 1, 7, 8, 13)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Sources: 1, 7, 8, 13)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: 1, 7, 8, 13)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Sources: 1, 7, 8, 13)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

No hazardous materials would be used for this project. Although Del Mar Middle School is located within one-quarter mile of the project site, no hazardous materials exist or would be used on the site that would affect this sensitive receptor. There would be no impact in regard to the routine transport, use, or disposal of hazardous materials.

The project site is undeveloped. The project site is not included on the Hazardous Waste and Substances Sites List (known as the Cortese list) compiled by the State Department Toxic Substances Control (DTSC) under Government Code Section 65962.5. The project site is not located within an airport land use plan, within two miles of a public airport or located in the vicinity of a private airstrip. The proposed project would not physically interfere with an adopted emergency response plan or emergency evacuation plan, nor impair implementation of any such emergency plan. The project site is not located within a Wildland Urban Interface (WUI) and would remove 21 Blue Gum Eucalyptus trees from the site, helping reduce the potential for wildfires from these flammable trees.

<b>9. Hydrology And Water Quality</b>				
Would the project:				
	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Violate any water quality standards or waste discharge requirements? (Sources: 1, 7, 8, 11, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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 (e.g., 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)? (Sources: 1, 7, 8, 11, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site? (Sources: 1, 7, 8, 11, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Sources: 1, 7, 8, 11, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) 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? (Sources: 1, 7, 8, 11, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality? (Sources: 1, 7, 8, 11, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Sources: 1, 7, 8, 11, 12, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows? (Sources: 1, 7, 8, 11, 12, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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? (Sources: 1, 7, 8, 11, 12, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Sources: 1, 7, 8, 11, 12, 17, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The removal of 42 trees on the project site would not violate any water quality standards or waste discharge requirements and would not degrade 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.

The removal of these trees could marginally affect absorption rates, drainage patterns and the rate and amount of surface runoff from the knoll upon which the trees are located. Drainage on the site currently flows down toward McKegney Green, South of Knoll Park, Old Rail Trail and the bay. The minor increase in runoff that could be caused by the removal of trees on this site would have a less-than-significant environmental impact that would not exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

The subject site is not within any 100-year floodplain. The proposed project would not expose people or structures to a significant risk of loss, injury or death involving flooding. There is no known potential for tsunamis, seiches, or mudflows at the project site. Increased runoff from the site does not have the potential for carrying any pollutants into the drainage basins below the site or into the bay.

<b>10. Land Use And Planning</b>				
Would the project:				
	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Physically divide an established community? (Sources: 1, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Sources: 1, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources: 1, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The project site is surrounded by parks, developed residential neighborhoods and the bay and is designated for Parks & Recreation use by the Tiburon General Plan. The proposed project would not physically divide an established community. No habitat conservation plans have been prepared addressing the site and surrounding lands.

The Tiburon General Plan and Tiburon Tree Ordinance recognize the importance of trees to the character and beauty of the Town, and recognize the role that trees have in advancing the public health, safety and

welfare. The removal of the trees proposed by this project would alter the visual character of South Knoll when viewed from Tiburon Boulevard, McKegney Green, South of Knoll Park & Playground, Old Rail Trail, and other areas from a somewhat wooded hillside to a landform without significant vegetation other than grass and small shrubs. This change to the visual character of the knoll when viewed from these vantage points, although noticeable and significant, is not considered extensive enough to substantially degrade the existing visual character or quality of the site and its surroundings. Over the short term, this visual change would constitute an irreversible environmental change, as even under the best circumstances significant native tree growth would take decades to occur. The removal of the Eucalyptus trees would lessen potential fire and safety hazards on the knoll and in the vicinity and would promote the growth of native Coast Live Oak seedlings on the site.

<b>11. Mineral Resources</b>				
Would the project:				
	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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? (Sources: 1, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Ring Mountain, which is considered by the State as a Scientific Resource Zone, is the only mineral resource located near the Town of Tiburon. Ring Mountain is preserved as open space owned by the Marin County Open Space District. Therefore no impact would occur. There are no known mineral resources of significant value in the Tiburon planning area, on the site or categorized as locally important within the Town that would be lost due to development of the project site. As a result, there would be no impact to mineral resources associated with the proposed project.



**12. Noise**

Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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? (Sources: 1, 7, 8, 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Sources: 1, 7, 8, 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1, 7, 8, 18)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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 or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? (Sources: 1, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The proposed project will result in a short-term increase in noise from tree removal equipment. The proposed project would not generate or expose people to noise levels in excess of standards established in the Town's General Plan and other applicable standards. The short-term increase in noise which would occur during most daylight hours is not likely to increase ambient noise to significant levels for surrounding residences, but could result in increased noise transmission to homes in the vicinity of the site.

The following condition should be applied to construction on the subject site, and would reduce the noise impacts to less-than-significant levels:

*Mitigation Measure NOISE-1: The following noise control measures shall be implemented to mitigate construction-related noise impacts on nearby sensitive receptors to a less-than-significant level:*

- a. *Tree work authorized by this permit shall be performed during the hours of 7:00 a.m. to 5:00 p.m. on Monday through Friday, and 9:30 a.m. to 4:00 p.m. on Saturday. Only quiet work is allowed to be performed on Saturdays, such that noise from any source associated with the permitted work, including but not limited to vehicles, saws, chippers or other machinery, amplified sound, and worker's voices, shall not be plainly audible at the property line.*
- b. *No work pursuant to this permit shall be performed on any Sunday or on holidays observed by the Town of Tiburon. These holidays are New Year's Day, Martin Luther King Day, President's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.*

The project would not generate excessive groundborne vibration or groundborne noise levels and would not result in a substantial permanent increase in ambient noise. The project site is not located within an area that is covered by an airport land use plan and is not located within close proximity to a public airport or public use airport. The project site is not located within the vicinity of a private airstrip. No airstrips are located in the Town of Tiburon. The nearest private airstrip is located at Smith Ranch, which is approximately eight (8) miles north of the project site. There would be no other noise impacts.

<b>13. Population And Housing</b>				
Would the project:				
	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

infrastructure)? (Sources: 1, 10)				
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The project proposes the removal of 42 trees on a nonresidential site. The removal of these trees would have no impact on population growth and would not displace existing housing or residents. There would be no impact.

<b>14. Public Services</b>				
	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire protection? (Sources: 1, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection? (Sources: 1, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools? (Sources: 1, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Parks? (Sources: 1, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities? (Sources: 1, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities. No new governmental or service-related facilities would need to be constructed as a result of removing 42 trees from the subject site. Fire and police department services are adequate to provide continued service to the project site. The removal of the trees would not create a demand for new school services. The clearing of trees from South Knoll would not increase the demand for additional park space and would not alter the use of the adjacent McKegney Green and South of Knoll Park recreational spaces. There would be no impact.

<b>15. Recreation</b>				
	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Sources: 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? (Sources: 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The proposed project would remove 42 trees from a site adjacent to Town-owned recreational areas, including McKegney Green, South of Knoll Park and Old Rail Trail. The removal of the trees would not substantially increase the use of these recreational resources and would not include or require construction or expansion of recreational facilities. There would be no impact.

**16. Transportation/Traffic**

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Sources: 1, 2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? (Sources: 1, 8, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location, that results in substantial safety risks? (Sources: 1, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Sources: 1, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? (Sources: 1, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Sources: 1, 8, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion:

The removal of 42 trees from the subject property would not generate any additional traffic or alter any portions of the existing circulation system in the vicinity of the site. The proposed project would not affect air traffic patterns and would not create any hazardous roadway design features. The project would not alter any existing emergency access or conflict with adopted policies, plans or programs supporting alternative transportation.

<b>17. Utilities And Service Systems</b>				
Would the project:				
	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Sources: 1, 8, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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? (Sources: 1, 8, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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? (Sources: 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Sources: 1, 8)				
e) 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? (Sources: 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Sources: 1, 8, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Sources: 1, 8, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The proposed project would not generate wastewater or use water resources and would not require new or expanded facilities.

As noted in the discussion under Section 9 above, the removal of these trees could marginally affect absorption rates, drainage patterns and the rate and amount of surface runoff from the knoll upon which the trees are located. Drainage on the site currently flows down toward McKegney Green, South of Knoll Park, Old Rail Trail and the bay. The minor increase in runoff that could be caused by the removal of trees on this site would not exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

Refuse (including recyclable materials) from the proposed project would be collected by the Mill Valley Refuse Company and transferred to the Redwood Landfill located in Novato, which has a remaining capacity of approximately 22 million cubic yards. This capacity is expected to be sufficient, under current projections, for another 22 years. Thus, the proposed project's solid waste disposal needs would be accommodated. There would be no impact.

The removal of 42 trees from the site would comply with federal, state, and local statutes and regulations related to solid waste. There would be no impact.

<b>Mandatory Findings Of Significance</b>				
	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The Tiburon General Plan and Tiburon Tree Ordinance recognize the importance of trees to the character and beauty of the Town, and recognize the role that trees have in advancing the public health, safety and welfare. The removal of the trees proposed by this project would alter the visual character of South Knoll when viewed from Tiburon Boulevard, McKegey Green, South of Knoll Park & Playground, Old Rail Trail, and other areas from a somewhat wooded hillside to a landform without significant vegetation other than grass and small shrubs. This change to the visual character of the knoll when viewed from these vantage points, although noticeable and significant, is not considered extensive enough to substantially degrade the existing visual character or quality of the site and its surroundings. Over the short term, this



visual change would constitute an irreversible environmental change, as even under the best circumstances significant native growth would take decades to occur. The removal of the Eucalyptus trees would lessen potential fire and safety hazards on the knoll and in the vicinity and would promote the growth of native Coast Live Oak seedlings on the site.

The project would not have impacts that are individually limited, but cumulatively considerable, which could cause substantial adverse impacts on human beings, either directly or indirectly. The project has the potential for the following environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly:

- Tree removal activities could disturb nests of raptors or other migratory birds.
- The proposed project will result in a short-term increase in noise from tree removal equipment and activities.

Mitigation measures have been identified for these potential impacts that would reduce these impacts to a less-than-significant level.