

**APPENDIX G OF  
2023 CEQA CALIFORNIA ENVIRONMENTAL QUALITY ACT STATUTES AND GUIDELINES  
INITIAL STUDY CHECKLIST**

1. **Project Title:** 202 Trestle Glen General Plan and Zoning Amendment, Application ZO 2022-001
2. **Property Owner:** Mark and Ambar Corbridge, 202 Trestle Glen Terrace, Tiburon, CA 94920
3. **Project Sponsor's Name and Address:** Mark and Ambar Corbridge, 202 Trestle Glen Terrace, Tiburon, CA 94920
4. **Representative:** N/A
5. **Contact Person, Phone Number and Email:** Sean Kennings, Contract Planner, (415) 533-2111, sean@lakassociates.com
6. **Project Location and APN:** 202 Trestle Glen Terrace, Tiburon, CA 94920, APN: 055-072-23
7. **General Plan Description:** Medium High-Density Residential (MH) and Planned Development-Residential (PD-R)
8. **Zoning:** Single-Family Residential (R1) and Residential Planned Development (RPD)
9. **Summary:** The proposed project requires amendments to the General Plan and Zoning designations for a portion of the approximately 24,730 square foot subject property at 202 Trestle Glen Terrace (Project Parcel). There is an existing single-family residence on the 13,030 square foot portion of the lot which is already served by utilities including water, sewer, and electrical service with a MH/R-1 General Plan/Zoning designation. The remaining portion of the lot is an 11,700 square feet area with a PD-R/RPD General Plan/Zoning designation. The 11,700 square foot portion (the Subject Area) was obtained by the current property owner of 202 Trestle Glen Terrace from the abutting property at 5 Trestle Glen Circle (Lot 3 of the Trestle Glen Circle (TGC) Precise Development Plan) and combined with 13,030 square foot parcel through a Lot Line Adjustment in 2018. This Initial Study is prepared to address the proposed change in the General Plan and Zoning designations for the 11,700 square feet portion of 202 Trestle Glen Terrace from PD-R/RPD to MH/R-1. The TGC Initial Study and Mitigated Negative Declaration is used as the background document for this rezoning application at 202 Trestle Glen Terrace.
10. **Background/Project History:** The Project Parcel at 202 Trestle Glen Terrace is part of an existing neighborhood that was established in the 1960s. The existing home on the property was built in 1964.

In 2011, the Town of Tiburon approved a Precise Development Plan #18A for the Trestle Glen Circle (TGC) project, a 14.46-acre project site adjacent (north) to the subject property. The TGC project site is located approximately 0.2-miles east of the intersection of Trestle Glen Boulevard and Tiburon Boulevard and has about 1,600 feet of frontage on the south side of Trestle Glen Boulevard. The TGC project created three residential lots ranging in size from 4.69 acres to 4.82 acres to be developed with one single-family detached house, garages, and other accessory structures and uses. An Initial Study / Mitigated Negative Declaration (TGC ISMND) was prepared for the TGC project and incorporated mitigation measures and monitoring as part of the project approvals for that project.

The TGC Precise Development Plan reserved residential use areas, residential building envelopes, building footprints, and private open space on each lot, including a Primary Residential Use Area for each lot. All building development and hardscape improvements including accessory structures and uses (pools, solar panels, landscaping, etc.) were limited to the Primary Residential Use Areas on Lots 1 and 2. However, Lot 3 included a Secondary Residential Use Area that allowed for accessory uses such as swimming pools, tennis courts, solar panel placement, and landscape elements including planting with non-commercial food crops such as vegetable gardens, fruit trees, olive orchards, or grape vines.

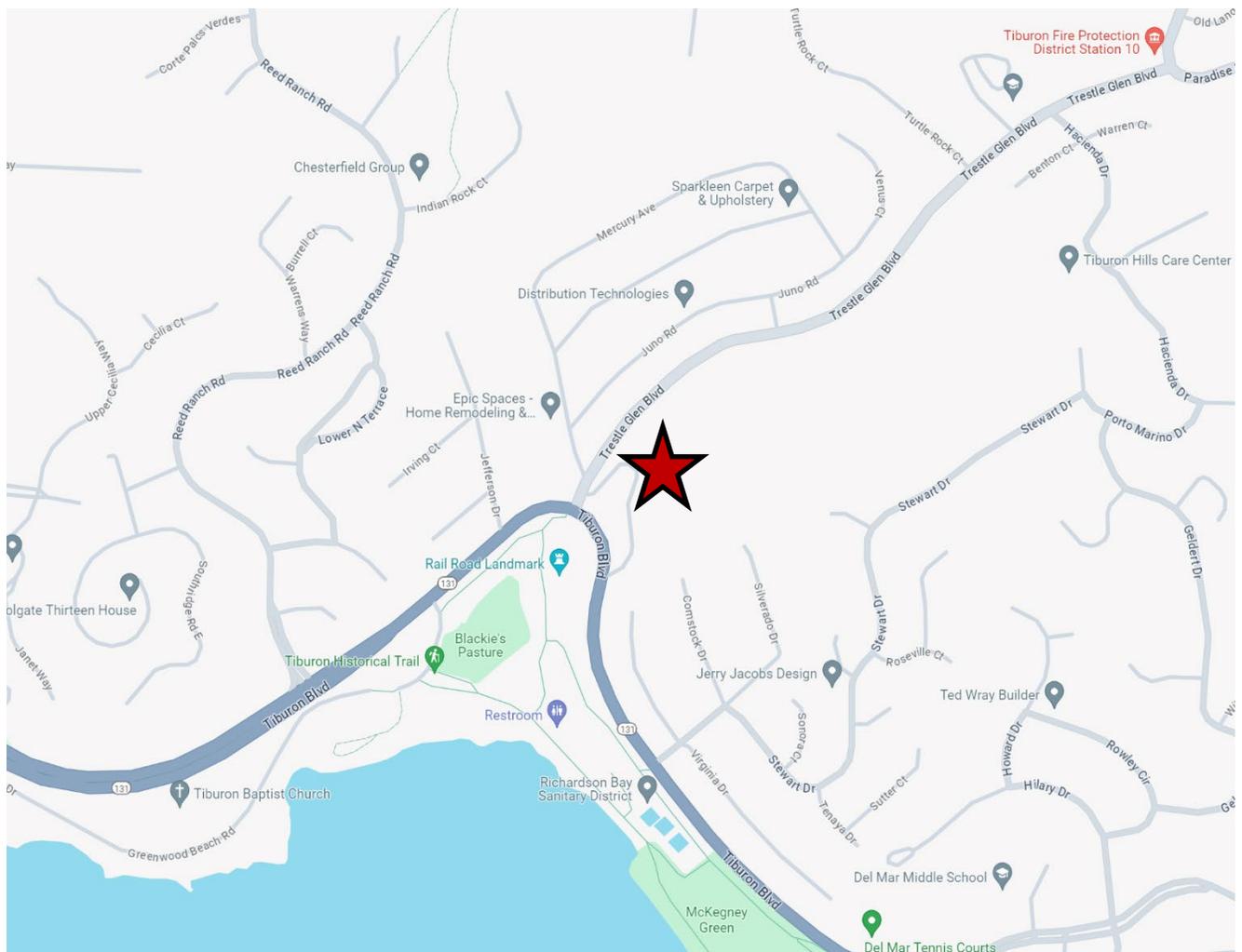
Land outside the residential use areas for each of the three lots was designated as private open space, maintained by individual lot owners, and protected by an open space and conservation easement. Approximately 9.18 acres (63 percent of the site) was designated as private open space. In addition to the private open space, private landscape easements cover portions of the project site. Approximately one acre of the overall TGC project site is protected by these private landscape easements. In 1996 previous owners of the TGC property granted three adjoining neighbors (including the previous owners of 202 Trestle Glen Terrace) general recreation, privacy, and landscape easements over portions of the site. Additional information regarding those easements is included in the Project Narrative submitted as a part of the TGC Precise Development Plan application. Copies of the relevant sections of the "Easement Agreements" were provided to

the Town with the June 21, 2011, re-submittal package for the TCG project. The "Easement Agreement and Existing Improvements" for 202 Trestle Glen Terrace (previously APN: 055-072-13) allows general recreation and privacy improvements including deer fencing, landscaping, decks, hot tubs, and necessary retaining walls and utility improvements for the Grantor. The easement area on 202 Trestle Glen Terrace is currently improved with a deer fence, garden shed and landscaping.

In 2015, the developer of the TGC project initiated the TGC Improvement Plans and constructed several site improvements including the main project driveway, associated grading and drainage improvements, and also constructed site infrastructure needed to remediate several onsite landslides that were evaluated as part of the TGC Precise Development Plan review and approval.

In 2018, the current property owner of 202 Trestle Glen Terrace obtained an 11,700 square foot portion of the property (the Subject Area) from the abutting property at 5 Trestle Glen Circle (Lot 3 of the Trestle Glen Circle (TGC) Precise Development Plan) and combined it with the 13,030 square foot parcel through a Lot Line Adjustment. The Subject Area was recognized as a Pre-Existing Landscape Easement under the Trestle Glen Circle Precise Plan Development Area #18A. As documented in the July 2013 Trestle Glen Circle Parcel Map, prepared by Adobe Associates, Inc, this Pre-Existing Landscape Easement allowed for current and future use of existing recreation, privacy and landscape easements granted to 202 Trestle Glen Terrace and to comply with the uses and improvements contained in the Precise Development Plan Project description, prepared by IPA, Inc, dated July 27, 2011 (at pages 11 and 12 on file with the Town of Tiburon. PDP Condition #8). The plots are recorded at the Marin County Records Department and listed as DN 2021-0052333. Finally, as part of the 2018 lot line adjustment a new view easement was established in the center of the Subject Area between the owners of Trestle Glen Circle LLC and 202 Trestle Glen Terrace. Any future development on the Project Parcel will require consistency with the new view easement established in 2018.

11. **Project Description:** The Project Parcel, 202 Trestle Glen Terrace, is approximately 24,730 sf in lot size and currently has two general plan/zoning designations: 13,030 sf as MH/R-1 General Plan/Zoning designation and 11,700 square feet as PD-R/RPD General Plan/Zoning designation. There is an existing single-family residence on the 13,030 sf (MH/R-1) portion of the lot which is already served by utilities including water, sewer, and electrical service. See Vicinity and Site Maps below.



Vicinity Map



Aerial Site Map

The proposed Project consists of amending the general plan and zoning designations of the 11,700-square foot portion of the property (Subject Area) from PD-R/RPD General Plan/Zoning designation to MH/ R1 General Plan/Zoning designation so the entire Project Parcel of 202 Trestle Glen Terrace will have only one General Plan land use designation MH (Medium High Density) and one Zoning designation R-1 (Single-Family Residential). See Exhibit A-1 below.

Although not part of the proposed General Plan and Zoning Amendment applications, it is the intent of the property owner to submit a Site Plan and Architectural Review application for renovation and expansion of the existing home and other improvements on the property. Based on the preliminary plans of the project sponsor, future improvements being contemplated include adding 1,945 square feet of additional floor area and 270 square feet of new deck area. The new deck area and most of the new floor area would be located on the original 13,030 square foot portion of the lot; however, approximately 675 square feet of new floor area is planned within the 11,700-easement area (Subject Area). The resulting new floor area and total lot coverage would appear to be consistent with that permitted within the proposed R-1 Zoning District.

These future actions contemplated by the project sponsor are consistent with the size and scale of improvements on single-family residential lots of that size, which typically qualify for a Class 3 categorical exemption, as identified in the CEQA Guidelines. Project site conditions do not indicate any exceptions that would disqualify the use of a categorical exemption. As lead agency, the Town of Tiburon will consider whether the project qualifies for a categorical exemption as part of any future Site Plan and Architectural Review or other discretionary review process.

The original Landscape and Scenic Easement agreement between Trestle Glen Circle LLC and owner of 202 Trestle Glen Terrace was voided under the 2018 Lot Line Adjustment (LLA 2018001). To merge the Subject Area into the Project Parcel and a single zoning R-1 designation, the applicant would be required to follow the current View Easement agreement between Trestle Glen Circle LLC and 202 Trestle Glen Terrace for future development. See Exhibit A-1 below.

# Exhibit A-1

## Legend

- Found 5/8" Iron Rebar & Cap, PLS 6784,
- Found 3/4" Iron Pipe, PLS 7901

Exist. Existing  
 P.O.B. Point of Beginning  
 P.O.C. Point of Commencement

## Lot 3

"Parcel Map  
 "Trestle Glen Circle"  
 2013 PM 94

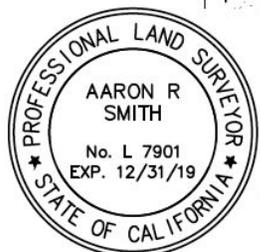
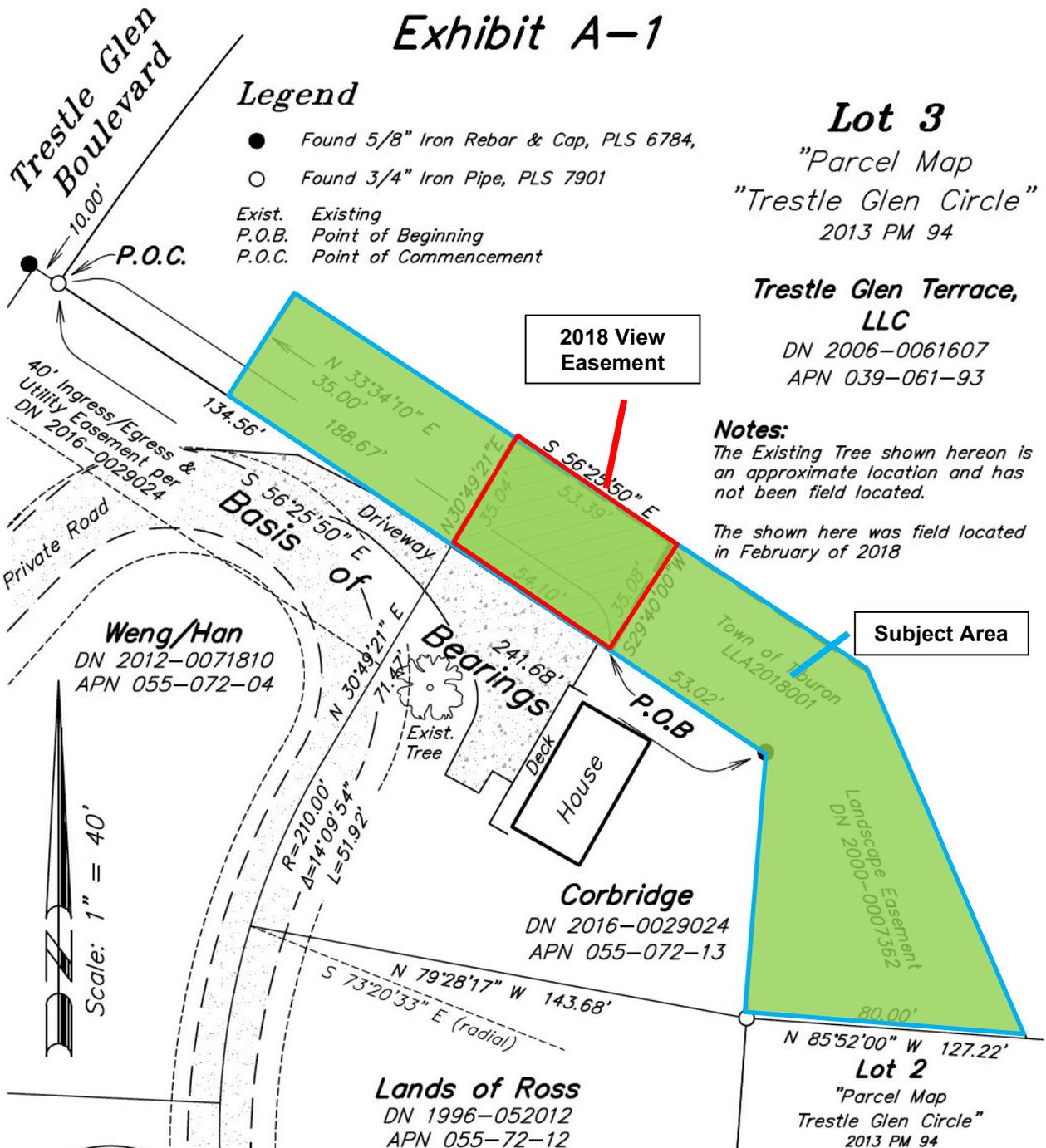
**Trestle Glen Terrace,  
 LLC**

DN 2006-0061607  
 APN 039-061-93

### Notes:

The Existing Tree shown hereon is an approximate location and has not been field located.

The shown here was field located in February of 2018



*Aaron R. Smith*  
 Aaron R. Smith, PLS 7901  
 my license expires 12/31/19

**Private Easement**  
 adobe associates, inc.  
 civil engineering | land surveying | wastewater  
 1220 N. Dutton Ave., Santa Rosa, CA 95401  
 P. (707) 541-2300 F. (707) 541-2301  
 Website: www.adobeinc.com

**Environmental setting and surrounding land uses:** The Project Parcel consists of one parcel (Assessor's Parcel Number 055-072-23) totaling 24,730 sq ft (.56-acres) developed with one single-family residence and associated site improvements, including a deer fence, garden shed and landscaping within the easement area. The parcel fronts Trestle Glen Terrace to the north and east (around a hairpin road turn) and is located approximately 300 feet east of the Trestle Glen Boulevard/Tiburon Boulevard intersection. Elevations on the site range from 40 feet NAVD 88 to 120 feet NAVD along the eastern property line.

Vegetation on the Project Parcel consists of mainly of ornamental landscaping. Surrounding areas contain open grassland, northern coastal scrub, woodland, and ornamental landscaping. There are no drainages or wetland features located within the Subject Area; however, an ephemeral drainage is located on the adjacent TGC property, approximately 850 feet northeast of the Subject Area.

In addition to the newly created development within the TGC Precise Development Plan that abuts the project site, the vicinity of the project site consists of small lot single-family development. This includes residential development located on Comstock Drive, Silverado Drive, and Redding Court south and east of the project site; the Trestle Glen Terrace subdivision to the south of the subject property; and single-family homes along Juno Road which backup to the north side (westbound lane) of Trestle Glen Boulevard.

12. **Other agencies whose approval is required** (e.g., permits, financing approval, or participation agreement).  
The project does not require any other agency for review and approval.

**Responsible (R) and Trustee (T) Agencies**

**Other Agencies Contacted**

13. **Tribal Cultural Resources. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resource, procedures regarding confidentiality, etc.?**  
On July 27, 2023, an invitation was sent to Native American tribes who had a cultural interest in the area and who as of that date had requested to be invited to consult on projects, in accordance with the requirements of Public Resources Code section 21080.3.1. No responses were received within 30-days of the Tribe's receipt of the invitations.

**Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.**

**ENVIRONMENTAL IMPACTS AND BASIS OF CONCLUSIONS:**

The conclusions and recommendations contained herein are professional opinions derived in accordance with current standards of professional practice. They are based on a review of the Town of Tiburon Environmental Resource Maps, the other sources of information listed in the file, and the comments received, conversations with knowledgeable individuals; the preparer's personal knowledge of the area; and, where necessary, a visit to the site. For further information, see the environmental background information contained in the permanent file on this project.

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 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.



Sean Kennings, Contract Planner  
Town of Tiburon

11/5/2024

Date

**EVALUATION OF ENVIRONMENTAL IMPACTS**

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analyses Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significance

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>I. AESTHETICS.</b> Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a-c. The project proposes a General Plan and Zoning amendment so that the entire Project Parcel of 202 Trestle Glen Terrace will have the same General Plan land use designation of MH (Medium High Density) and the same Zoning designation of R-1 (Single-Family Residential). Although not part of the proposed General Plan and Zoning Amendment, it is the intent of the property owner to expand the existing home onto a small portion of the Subject Area after rezoning. Future site improvements would be subject to a separate Site Plan and Architectural

Review process. The portion of the property where future site improvements could be constructed is at an elevation that is 90-100 feet below the Significant Ridgeline identified in the Tiburon General Plan (Figure OS-2, page 205) that runs along a portion of Stewart Drive, Redding Court and the adjacent TGC property located north and east of the Subject Area. General plan policies related to scenic vistas and views include:

**POLICY OS-6 DEVELOPMENT REVIEW.** Ensure that new development respects the ecological, visual, and safety benefits of hillsides, ridgelines, and other natural areas that serve as habitat and erosion protection as well as visual backdrops to the community. Use the development review process to retain the visual character and environmental attributes of the planning area.

**POLICY OS-9 RIDGELINE PROTECTION.** Protection of predominantly undeveloped ridgelines shall have the highest priority in balancing open space interests with development interests. Undeveloped ridgelines have overriding visual significance to the Town.

**POLICY OS-11 SETBACKS FROM SIGNIFICANT RIDGELINES.** Development shall be set back from Significant Ridgelines as established in Figure OS-2.

**POLICY OS-21 PROTECT VISTAS FROM ROADWAYS.** Protect open space views from key roadways, including Tiburon Boulevard, Trestle Glen Boulevard, and Paradise Drive, through the permitting process

**POLICY OS-22 VIEWS FROM OPEN SPACE.** Encourage development in areas where it least interferes with views of and views from open space to the maximum extent feasible.

The acquisition and assemblage of the landscaped yard area and associated improvements would have no potential to change the scenic importance of the project site as viewed from Tiburon Boulevard or Trestle Glen Boulevard. Both Tiburon Boulevard and Trestle Glen Boulevard are designated as scenic roadways in the Open Space, Parks, Recreation Element of the Tiburon General Plan (Figure OS-2, Page 205) which includes policy OS-20 that requires new development projects to protect views. In conformance with this policy, and the Town's Municipal Code *Section 16-52.020 - Site plan and architectural review* provides for review of projects in locations such as the project site and establishes standards that must be met prior to project approval.

As part of the environmental review for the TGC project, the potential impacts associated with new residential development were evaluated in 2011/2012. On page 8 of that TGC ISMND, a Significant Ridgeline was documented to the east of the Subject Area as designated in the Tiburon General Plan (Figure OS-2, page 205). The Significant Ridgeline runs along a portion of Stewart Drive and Redding Court and extends onto the TGC site to the northeast from the back of homes on Redding Court. It does not, however, connect to the Tiburon Ridge and has an elevation of 270 feet at the point it enters the TGC site and slopes downward to an elevation of 210 feet. However, the ridgeline does not extend onto the Subject Area, which has a maximum elevation point of approximately 120 feet above sea level. The TGC ISMND required new structures to be located and/or screened from view such that visual impacts are reduced. The Subject Area includes a portion of the TGC project that was reserved for private open space where no physical structures were allowed to be constructed, however, as noted above, certain types of recreation and privacy improvements including deer fencing, landscaping, decks, hot tubs, and necessary retaining walls and utility improvements. The Subject Area includes an area of existing vegetation and other landscape site improvements associated with 202 Trestle Glen Terrace. In addition, a 1,633 square foot View Easement (a private easement offered in favor for Lot 3 of the TGC project) located in the center of the Subject Area, and recorded after the 2018 Lot Line Adjustment, will restrict any future site improvements.

No rock outcroppings or historic structures are located at the subject area. On the south side of Tiburon Boulevard, south of the project site, is Blackies Pasture and the historic railroad path/multi-use path. These public open space areas where scenic vistas and views are enjoyed would not be impacted by the proposed project because general views are to the south (and Richardson Bay) and the fact that the project site is generally screened from view by mature landscaping and trees. Impacts would be less than significant because the project does not include any physical improvements, and there are no viewshed or ridgeline restrictions associated with the Subject Area. As such, the project would not degrade the existing character of the site and its surroundings and impacts would be less than significant.

- d. The project would not have a significant impact resulting from new sources of light or glare because, as described in **Section 11 - Project Description** above, the project involves a reclassification of land use designations, which does not authorize any physical changes to the site. However, it is noted that it is the intent of the property owner to expand the existing home onto a small portion of the easement area if the rezoning is approved. Future site improvements would be subject to a separate Site Plan and Architectural Review process, and any future installation of lighting shall comply with Town standards for lighting, as contained in Section 16.30.70 of the Tiburon Municipal Code, which among other things requires that all new outdoor lighting be shielded and directed downwards and produce no glare or light pollution. This section of the ordinance is provided for reference below:

Tiburon Municipal Code  
16.30.70 LIGHTING

*General lighting design and development shall comply with the following standards:*

- A. Exterior lighting shall not invade the privacy of other properties, or produce glare or light pollution; yet shall provide adequate illumination for safety and security purposes.
- B. All proposed exterior lighting shall be shielded downlighting.
- C. All skylights shall be bronzed or tinted and shall not utilize frosted glass, and no lights shall be placed in or directed up into the wells.
- D. Baffles, shields or other structural elements may be required to limit light pollution from exterior lights and skylights.

**Mitigation Measures:** None required.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
II.	<b>AGRICULTURE AND FOREST RESOURCES.</b> Would the project:				
	a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Important (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	c) Conflict with existing zoning for, or cause rezoning of, forest land as defined in Public Resources Code Section 12220(g), timberland as defined in Public Resources Code Section 4526, or timberland zoned Timberland Production as defined in Government Code Section 51104(g)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	d) Result in the loss of forest land or conversion of forest land to non-forest use in a manner that will significantly affect timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, or other public benefits?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a-e. The project site is not designated as “prime” or “unique” farmland in the Marin County Marin Map database. Moreover, the hilly, urbanized property has a General Plan designation of Medium High-Density Residential (MH) and Planned Development-Residential (PD-R) which allows for single-family residences and associated site improvements. Therefore, the establishment of the enlarged Subject Area serving a residence is consistent with the property’s land use and zoning designations. The subject property is not under a Williamson Act contract. Therefore, the project would not have an impact on farmland within Tiburon or a Williamson Act contract. No impact would occur. Therefore, the proposed project would not conflict with existing zoning for, or cause rezoning of forest land, timberland, or timberland zoned Timberland Production. There would be no impacts, and no mitigation is required.

**Mitigation Measures:** None required.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
III.	<b>AIR QUALITY.</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
	a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The project site is in Marin County, which is located within the San Francisco Bay Area Air Basin (SFBAAB). The Bay Area Air Quality Management District (BAAQMD) is the regional agency tasked with managing air quality in the Bay Area and is responsible for assuring that the Federal and California Ambient Air Quality Standards are attained and maintained in the SFBAAB. The SFBAAB exceeds the state air quality standards for ozone and particulate matter (respirable particulate matter PM10 and fine particulate matter PM2.5). The area is designated nonattainment for national standards of 8-hour ozone, 24-hour PM2.5, and state standards for 24-hour and annual PM10, and annual PM2.5. At the state level, the California Air Resources Board (CARB - a part of the California Environmental Protection Agency) oversees regional air district activities and regulates air quality at the State level. The BAAQMD has recently published CEQA Air Quality Guidelines that are used in this assessment to evaluate air quality impacts of projects.

On April 20, 2022, the BAAQMD Board of Directors adopted CEQA Thresholds for Evaluating the Significance of Climate Impacts from Land Use Projects and Plans. Appendix B of the Guidelines, CEQA Thresholds for Evaluating the Significance of Climate Impacts, presents the Air District's thresholds of significance for use in determining whether a proposed project will have a significant impact on climate change and provides the substantial evidence that lead agencies will need to support their use of these thresholds.

As described in **Section 11 - Project Description** above, the project involves a reclassification of land use designations, which does not authorize any physical changes to the site; therefore, no site disturbance or construction activities would occur as part of the project. However, it is noted that it is the intent of the property owner to renovate and expand the existing home onto a small portion of the easement area if the general plan and zoning amendment is approved. Future construction activities associated with one single-family residential lot would be below the screening criteria and thresholds of significance recommended by BAAQMD to assess air quality and climate change impacts, as updated by BAAQMD through April 2022, and consequently would have no effect on air quality individually or contribute considerably to any cumulative air quality impacts.

If a project would contribute its "fair share" of what will be required to achieve those long-term climate goals, then a reviewing agency can find that the impact will not be significant because the project will help to solve the problem of global climate change (62 Cal.4th 220-223). Applying this approach, the Air District has analyzed what will be required of new land use development projects to achieve California's long-term climate goal of carbon neutrality by 2045. The Air District has found, based on this analysis, that a new land use development project being built today needs to incorporate the following design elements to do its "fair share" of implementing the goal of carbon neutrality by 2045.

For projects, the determination of a significant cumulative air quality impact should be based on the consistency of the project with the Bay Area's most recently adopted Clean Air Plan. A project would be consistent with the 2010 Clean Air Plan if the project would not exceed the growth assumptions in the plan. The primary method of determining consistency with the 2010 Clean Air Plan growth assumptions is consistency with the General Plan land use designations and zoning ordinance zoning designations for the site. If the General Plan growth forecast was adopted prior to the adoption of the 2010 Clean Air Plan, then it can be safely assumed that the 2010 Clean Air Plan incorporates the growth forecast from the General Plan. The Town of Tiburon has a Climate Change Action Plan, adopted in April 2011 that established the goal and measures to reduce greenhouse gas emissions 15% below 2005 levels by 2020. The Tiburon CAP includes a 12,501 metric ton GHG reduction threshold including a green-building construction/operation threshold of 9,669 metric tons.

Tiburon's proximity to the San Francisco Bay and Pacific Ocean alleviates air pollution potential. The constant influence of marine air and lack of nearby or upwind air pollution sources result in low air pollution levels. Some groups of people are more affected by air pollution than others. The State has identified the following people who are most likely to be affected by air pollution: children under 14, the elderly over 65, athletes, and people with cardiovascular and chronic respiratory diseases. These groups are classified as sensitive receptors. Locations that may contain a high concentration of these sensitive population groups include residential areas, hospitals, daycare facilities, elder care facilities, elementary schools, and parks.

- a-b. The 2017 Clean Air Plan, adopted by BAAQMD in April 2017, includes control measures that are intended to reduce air pollutant emissions in the Bay Area either directly or indirectly. Plans must show consistency with the control measures listed within the Clean Air Plan. At the project-level, there are no consistency measures or thresholds but the proposed project would not conflict with the latest Clean Air planning efforts since it would have emissions below the BAAQMD thresholds because as described in **Section 11 - Project Description** above. The project involves a reclassification of land use designations, which does not authorize any physical changes to the site; therefore, no site disturbance or construction activities as part of the project. However, it is noted that it is the intent of the property owner to expand the existing home onto a small portion of the easement area if the rezoning is approved. Future construction activities associated with one single family lot would likely be well below the BAAQMD screening criteria, as updated by BAAQMD through April 2022, and consequently would have no effect on air quality individually or contribute considerably to any cumulative air quality impacts.
- c-d. Air pollutant emission levels for the project would be below emission thresholds established by the BAAQMD for cumulative impacts. This would be a less-than-significant cumulative impact. Implementation of the proposed project would result in residential uses that would not generate any substantial odors. There are no facilities or land Use activities near the site that could produce odors that would cause new odor complaints from the project. No construction equipment is required so there would be no site grading or other construction activities that would generate diesel exhaust emissions. Since there are no construction activities, there would not be any episodes of objectionable odors. The continued use of the Subject Area would not create objectionable odors and there would be no impact.

**Mitigation Measures:** None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. <b>BIOLOGICAL RESOURCES.</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 Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, Coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

The Subject Area (once part of Lot 3 of the TGC subdivision) was evaluated as part of a comprehensive biological resources assessment prepared for the TGC project site and included field reconnaissance surveys of the TGC project identification of wildlife resources and potential presence of any sensitive natural communities, including jurisdictional wetlands and special-status species. Based on this assessment, the TGC ISMND identified mitigation measures to address potentially significant impacts of the TGC project. These mitigation measures were implemented as part of the TGC Improvement Plan and for individual developments projects on Lots 2 and 3 (addresses: 3 and 5 Trestle Glen Circle).

- a/b. The Subject Area (formerly part of Lot 3 of the TGC subdivision) was evaluated as part of the biological assessment of the TGC site. No sensitive plant or animal species and no sensitive natural communities exist within the Subject Area. However, as noted above, some areas of the TGC project site contain various wildlife habitat types including open grassland, dense woodland and scrub, and small areas of freshwater seeps and riparian scrub. The varied vegetation and limited human activity contribute to the relatively high wildlife habitat value of the TGC site to some species, particularly bird species associated with grassland, scrub and woodland habitats. Mitigation measures were adopted as part of the TGC project to address potentially significant impacts of the TGC project.

As described in **Section 11 - Project Description** above, the project involves a reclassification of land use designations, which does not authorize any physical changes or alterations to the site; therefore, no site disturbance or construction activities would occur as part of the project. However, it is noted that it is the intent of the property owner to renovate and expand the existing home onto a small portion of the easement area if the general plan and zoning amendment is approved. Future construction activities within the Project Area would not have an adverse effect on any riparian habitat or other sensitive natural community or state or federally protected wetlands because none of those conditions exist within the Project Area. Impacts would be less than significant, and no mitigation is required.

- c/d. The Subject Area does not contain any state of federally protected wetlands or aquatic/riparian habitat. Furthermore, the lack of permanent water and extent of surrounding development to the northwest, west, south, and southeast, limit opportunities for wildlife movement beyond the TGC project site. Accordingly, the project, would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors and no impacts on state or federally protected wetlands would occur.
- e/f. The Project would not conflict with local policies protecting biological resources, such as a tree preservation policy or ordinance. The Subject Area contains mostly ornamental landscape features associated with residential properties, and as noted above, does not contain any sensitive plant or animal species, or any state of federally protected wetlands. The Project Parcel is not the subject of any adopted Habitat Conservation Plan or Natural Community Conservation Plan. No impacts would occur.

**Mitigation Measures:** None required.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
V.	<b>CULTURAL RESOURCES.</b> Would the project:				
	a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

a-b. Although there is no proposed site disturbance as part of the project, past environmental reviews for the TGC project conducted records search by the Northwest Information Center (NWIC) of pertinent based maps that reference cultural resources records and reports, historic-period maps, and literature for Marin County. Those records searches indicated that no recorded archaeological resources were located within the Subject Area. Local, State and federal inventories also included no recorded building or structures within the project site. The NWIC base maps showed no recorded buildings/structures. The Town of Tiburon has several sites which have been listed on the National Register of Historic Places, listed as a California Historic Landmark, or have been designated as Town Historical Landmarks. None of these sites are located on or near the project site. The project site is undeveloped and past surveys of the project site disclosed no evidence to suggest the existence of features that meet criteria for designation as historic resources. There is no indication that the project site would be eligible for listing as a historic resource. Therefore, the project would not cause an adverse change on a historic resource and would result in no impacts.

Although no known cultural resources exist on the project site, it is possible that otherwise obscured cultural resources associated with prehistoric and historic period use of the area may still exist. Ground-disturbing activities associated with possible future development could disturb previously unidentified buried or otherwise obscured cultural deposits and result in the loss of integrity of cultural deposits and a loss of information. Such adverse changes would represent a significant impact to cultural resources. If resources are found during any earth disturbing activities associated with the project site, construction is required to cease, and a qualified archaeologist would be retained to investigate the site in accordance with Tiburon General Plan 2040 Conservation Element General Plan Policy C-16:

*Program C-c Potential Cultural and Tribal Resources.*

*Require that projects proposed for sites that have the possibility of containing cultural and tribal cultural resources and resulting in ground disturbance be evaluated by a qualified archaeologist prior to project approval and require such projects to implement measures to reduce or avoid impacts to any identified or inadvertently discovered cultural and tribal cultural resources. When*

encountering unanticipated cultural resources, artifacts, or human remains, contractors shall cease construction activities upon until proper authorities have been notified and a mitigation plan is developed.

- c. No human remains have been encountered on the property and no information has been encountered that would indicate that this project would encounter human remains. However, if resources are found during project grading, future construction on the project site is required to cease, and a qualified archaeologist would be retained to investigate the site in accordance with standard condition of approval noted above. Impacts would be less than significant.

**Mitigation Measures:** None required.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VI.	<b>ENERGY.</b> Would the project:				
	a) Result in potentially significant environmental impact due to wasteful, inefficient or unnecessary consumption of energy resources during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. The proposed project does not include any physical site disturbance and therefore would not result in significant environmental impacts due to wasteful, inefficient or unnecessary consumption of energy resources during project construction or operation. No impact would occur.
- b. The proposed project would not conflict with the provisions of a state or local plan for renewable energy or energy efficiency because there are no physical disturbances applicable to the subject site. No impact would occur.

**Mitigation Measures:** None required.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VII.	<b>GEOLOGY AND SOILS.</b> Would the project:				
	a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Result in substantial soil erosion or the loss of topsoil?	<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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) | Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) | Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) | Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

Discussion:

As a part of the TGC Precise Development Plan application a Preliminary Geotechnical Investigation was performed by Miller Pacific Engineering Group (MPEG) in November 2009. The Town of Tiburon hired Herzog Geotechnical to conduct a peer review of the 2009 MPEG study. Herzog also performed a surficial geologic site reconnaissance in May 2011 to observe the existing site conditions, but no subsurface exploration was performed as part of the reconnaissance. Herzog Geotechnical determined that the preliminary recommendations presented in the November 2009 MPEG Preliminary Geotechnical Report conform to generally accepted geotechnical standards of practice and with the requirements of the Town of Tiburon's *Landslide Mitigation Policy (Tiburon General Plan 2040: Safety and Resilience Element Policy SR-5, Program SR-1)* but indicated that a design level geotechnical investigation was required prior to development of structural plans. The Herzog peer review forms the basis for the impact determinations in the TGC ISMND and is incorporated here by reference. No geotechnical investigation was conducted as part of the current proposed project. As described in **Section 11 - Project Description** above, the project involves a reclassification of land use designations, which does not authorize any physical changes to the site. However, it is the intent of the property owner to renovate and expand the existing home onto a small portion of the easement area (Project Area) if the rezoning is approved. Any future construction would be subject to the issuance of a building permit, if required, and the submittal of structural calculations prepared by a licensed engineer, as required by the Town's Building Official.

- a.
  - i.) There are no known faults on the project site as shown on the most recent Alquist-Priolo Earthquake Fault Zoning Map. As such, the proposed project would result in a less than significant impact with regards to rupturing a known fault.
  - ii.) All areas of the Bay Area are subject to strong seismic ground shaking. No site disturbance is proposed as part of the project. Any future construction in the Subject Area would be required to comply with the latest building standards and codes, including the California Building Code, that address seismic safety requirements. Compliance with these standards would reduce any potential impacts to a less than significant level.
  - iii.) No subsurface conditions have been identified within the Project Area that indicate a susceptibility to seismic-related ground failure or liquefaction. Compliance with the latest edition of the California Building Code for seismic stability would result in less than significant impacts.
  - iv.) According to the background information provided in the TGC ISMND, there are several landslide areas and slide complexes on the adjacent properties, including a slide just east and upslope from 202 Trestle Glen Terrace. Slide conditions on the TGC project site were further investigated by Miller Pacific Engineer Group. Identified landslides (designated as Landslides A through I) at the TGC site are depicted on Figure 2 of the Miller Pacific Engineering Group report. The landslides consist of a relatively large earthflow-type failure located near the entrance to the TGC access driveway, a smaller earthflow-type failure within the lower portion of TGC Lot 3 (5 Trestle Glen Terrace), and several narrow debris flow type slides. In addition, over-steepened head scarps created by older failures are present in several areas. These scarp areas are prone to future debris-flow sliding. Reactivation of existing slides and/or failures of existing head scarp areas would pose a risk to proposed and off-site improvements.

As indicated above, the Town of Tiburon Landslide Mitigation Policy addresses the significant impacts of landslides on new development. The TGC project included recommendations in the Preliminary Geotechnical Investigation to address landslide hazard at the TGC project site for avoidance, improvement, or repair in accordance with the Tiburon Landslide Mitigation Policy. For landslides with a high potential to affect existing or proposed improvements (Level A slides), this includes repair or avoidance of active or dominant landslides located within 100 feet of building envelopes, debris flow source areas and flow paths that cross building envelopes or residential use areas, or active landslides that could affect public or private property. For lower risk landslides located in proposed open space areas or outside of building envelopes or residential use areas (Level B slides), mitigation will include improvement or avoidance. Landslide repairs are designated as measures in which an improvement of stability will provide calculated factors of safety of at least 1.5 for static loading, and at least 1.0 under seismic loading. Landslide improvement refers to measures in which a calculated factor of safety of at least 1.2 will be obtained for static conditions. Landslide avoidance requires locating improvements a sufficient distance from slides to preclude damage as a result of future slide. As part of the Improvement Plan for the TGC project, the master developer constructed several site infrastructure improvements to remediate potential landslide issues as recommended in the

February 15, 2013 Miller Pacific Engineering Group report, including catchment and diversion structures. Risks associated with landslides on adjacent property were mitigated by these infrastructure improvements.

As described in Section 11 Project Description, the project involves a reclassification of land use designations, which does not authorize any physical changes to the site; therefore, no site disturbance or construction activities would occur as part of the project. However, it is the intent of the property owner to renovate and expand the existing home onto a small portion of the Project Area if the general plan and zoning amendment is approved. As noted above, any future construction would be subject to the issuance of a building permit, if required, and the submittal of project-level geotechnical studies prepared by a licensed engineer, as required by the Town's Building Official. Compliance with these requirements would reduce impacts to a less than significant level.

- b. The Project Parcel has an average slope of 28 percent. Any future construction or site improvements that require a building permit would also require incorporation of best management practices and would be subject to Tiburon Municipal Code Section 13-7 for typical site development requirements, including managing drainage which addresses sediment and erosion control measures and dust control, as applicable. Impacts would be less than significant.
- c/d. The majority of the project site consists of soils comprised of Los Osos Urban Land-Bonny Doon complex, 30 to 50 percent slopes. Based on the Marin County Marin Map (liquefaction layer) the Subject Area has a moderate susceptibility for liquefaction for a small portion (at the northwest end) of the property. Based upon the soil conditions identified at the site the risk of damage to the proposed structure due to liquefaction is very low. Although there is no site disturbance or improvements proposed as part of the project, future construction would be required to comply with the latest building standards and codes, including the California Building Code to reduce any potential impacts to a less than significant level. Impacts would be less than significant.
- e. The subject property is currently served by the Richardson Bay Sanitary District for the existing single-family residence sewer needs. No septic tanks or alternative wastewater systems would be required. No impact would occur.
- f. According to past site evaluations, no known historically sensitive sites or structures, archaeological or paleontological resources, sites or unique geological features have been identified within the project site. If resources are found during any earth disturbing activities associated with the project, construction of the project is required to cease, and a qualified archaeologist would be retained to investigate the site in accordance with standard condition of approval identified in **Section V** above.

**Mitigation Measures:** None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. <b>GREENHOUSE GAS EMISSIONS.</b> Would the project:				
a) Generate a net increase in greenhouse gas emissions in excess of applicable thresholds adopted by the Bay Area Air Quality Management District or the California Air Resources Board which may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an adopted climate action plan or another applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The Town of Tiburon adopted a Climate Action Plan (CAP) in September 2022. The Town of Tiburon recognizes its vital role in reducing greenhouse gas emissions and adapting to climate change. In 2022, the Town adopted Climate Action Plan 2030 that establishes actions the Town's government and community can take to reduce emissions 50 percent below 1990 levels by the year 2030 and put the town on a trajectory to achieve carbon neutrality by 2050. The CAP incorporates the Town's 2005 through 2020 Greenhouse Gas Emission Inventories. The Town conducts annual inventories of community-wide greenhouse gas emissions to identify baseline emissions and track progress in meeting reduction targets. The inventories estimate the amount of carbon dioxide, methane, and nitrous oxide that are generated by activities within the Tiburon town limits. These greenhouse gas emissions are weighted according to their global warming potential and totaled as "carbon dioxide equivalents" or CO2e. The purpose of the Town of Tiburon Climate Action Plan 2030 (Tiburon CAP, or CAP) is to compile existing and potential strategies (i.e., actions, projects, and programs) that the Town's government and the community can use to address climate change. Emissions at the local government level are typically reported in metric tons, or MTCO2e. Additional information on the Town CAP can be obtained at the Town of Tiburon Department of Planning or [http:// townoftiburon.org/418/Climate-Action-Plan](http://townoftiburon.org/418/Climate-Action-Plan).

a/b. Overall increases in Greenhouse Gas (GHG) emissions in Town of Tiburon were assessed in the Environmental Impact Report (EIR) prepared for the Town of Tiburon General Plan 2040 Update and certified in May 2023. GHG emissions were found to be significant and unavoidable in that document, despite the adoption of mitigation measures incorporating specific policies and action items into the General Plan. In 2011, the Bay Area Air Quality Management District (BAAQMD) released California Environmental Quality Act (CEQA) Project Screening Criteria and Significance of Thresholds [1,100 metric tons per year (MT) of carbon dioxide and carbon dioxide equivalents (CO<sub>2</sub>e)]. This threshold of significance is appropriate for evaluating projects in the Town of Tiburon.

The Project would not increase in emissions beyond anticipated levels because the project would have no substantial effect on population or density, and any future construction would be required to comply with the Town's efforts to reduce emissions as described above. The proposed project would therefore not require evaluation against the BAAQMD thresholds and would not exceed the 1,100 MT/yr of CO<sub>2</sub>e. Greenhouse Gas Emission reductions from local programs and project level actions, such as application of the Cal Green Building Code and vehicle fuel efficiency standards, would combine to further reduce emissions below BAAQMD thresholds. Accordingly, project impacts would be less than significant, and no mitigation is required.

**Mitigation Measures:** None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. <b>HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wild-land fires, including where wild-lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a/b. The proposed project would not involve the transport of hazardous materials other than those small amounts utilized for a typical single-family residence. As described in **Section 11 - Project Description** above, the project involves a reclassification of land use designations, which does not authorize any physical changes or alterations to the site; therefore, no site disturbance or construction activities would occur as part of the project. However, it is the intent of the property owner to renovate and expand the existing home onto a small portion of the easement area if the general plan and zoning amendment is approved. Future construction within the Project Area may involve the use of materials such as diesel, maintenance fluids, and paints; however, the quantities of these materials would be relatively small given the small scale of construction that would take place. Proper use and storage of these materials in secure locations would reduce the potential for upset or accident conditions to less than significant. Impacts would be less than significant.

c. There are no schools located within one-quarter mile of the Project Area. According to Google Earth, the nearest school to the project site is Del Mar Middle School, located approximately 0.36 miles to the southeast and Bel Aire Elementary School, located approximately 0.5 miles to the northwest. No site disturbance or construction activities are proposed as part of the project. No impact would occur.

- d. Based on a search of the California Department of Toxic Substances Control database, the project site does not contain any known EPA National Priority List sites, State response sites, voluntary cleanup sites, or any school cleanup sites. No impact would occur as the project site is not on any known list of hazardous materials sites.
- e. No impact would occur because the project site is not located within an airport land use plan.
- f. As noted above, the project involves amendments to the general plan and zoning designations, which does not authorize any physical changes or alterations to the site. However, it is the intent of the property owner to renovate and expand the existing home onto a small portion of the easement area if the general plan and zoning amendment is approved. No changes to public or private streets or evacuation routes would result from this future development that is contemplated by the project sponsor. Any future access improvements or changes to on-site circulation will be required to comply with the Tiburon Municipal Code Section 13.7 and Section 16-52.020 with regards to driveway and access design standards. Furthermore, the project, including concept plans for future development, has been reviewed by the Tiburon Fire Protection District and the Town's Engineering Services Division and found acceptable. Therefore, the proposed project would not obstruct emergency vehicle access or emergency response/evacuation plan. Impacts would be less than significant.
- g. The project would not increase exposure of people and/or structures to a significant loss, injury or death involving wild land fires. The existing driveway improvements provide adequate emergency access to and from Trestle Glen Terrace. Future construction shall comply with current California Building Code requirements for fire safety. Impacts would be less than significant.

**Mitigation Measures:** None required.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
X.	<b>HYDROLOGY AND WATER QUALITY.</b> Would the project:				
	a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 or through the addition of impervious surfaces which would:				
	i) result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

On April 7, 2017, Governor Jerry Brown signed an executive order lifting California's drought emergency in all but four counties (Fresno, Kings, Tulare and Tuolumne). The Town of Tiburon has not adopted or implemented any additional mandatory water use restrictions. As of 2016, the Town requires all discretionary permit applicants to comply with water-efficient landscaping and irrigation in order to document that sufficient water supplies are available for the proposed project and to implement water saving measures to prepare for periods of limited water supply and to conserve limited resources. Pursuant to Tiburon Ordinance 565, as mandated under State Government Code Section 65595(c), certain new

construction, remodels, and rehabilitation projects that include landscape and irrigation improvements are required to comply with water-efficient landscape requirements and monitoring of water usage for irrigation. The Town of Tiburon also adopts the most current Marin Municipal Water District (MMWD) Ordinance, and any amendments or successors thereto, and designates MMWD, the local water provider, to implement, enforce, and monitor its requirements for all discretionary permit reviews.

- a/b. The project would not violate any water quality standards or waste discharge requirements nor substantially deplete local groundwater supplies. As described in **Section 11 - Project Description** above, the project involves a reclassification of land use designations, which does not authorize any physical changes or alterations to the site; therefore, no site disturbance or construction activities would occur as part of the project. However, it is the intent of the property owner to renovate and expand the existing home onto a small portion of the easement area if the general plan and zoning amendment is approved. Future construction within the Project Area is subject to issuance of a grading or building permit, a Stormwater Pollution Prevention Plan (SWPPP) and/or Erosion and Sediment Control Plan (ESCP), in accordance with the requirements of the statewide Construction General Permit and Town of Tiburon development standards, as may be required. Impacts would be less than significant.
- c. The project would not substantially alter the drainage pattern on site or cause a significant increase in erosion or siltation on or off the Project Site. Future construction and any substantial future grading would be subject to the issuance of a grading and/or building permit to ensure that a future project does not increase runoff flow rate or volume as a result of project implementation. Future projects would also require standard stormwater quality treatment controls to treat runoff prior to discharge from the project site. The incorporation of these features into any project would ensure that the proposed project would not create substantial sources of polluted runoff. In addition, the proposed project does not have any unusual characteristics that create sources of pollution that would degrade water quality. Impacts would be less than significant.
- d. The site lies outside the boundaries of the 100- and 500-year flood hazard boundaries. The parcel is not located in an area that is subject to inundation by tsunamis, seiches, or mudflows. No impact would occur.
- e. The proposed project would not conflict with a water quality control plan or sustainable groundwater management plan because there are no such plans applicable to the subject site. No impact would occur.

**Mitigation Measures:** None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XI. <b>LAND USE AND PLANNING.</b> Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a-b. The Subject Area is part of an existing residential property within an established neighborhood developed with a single-family home. As described in **Section 11 - Project Description** above, the Project Parcel at 202 Trestle Glen Court currently has two general plan/zoning designations: 13,030 sf as MH/R-1 General Plan/Zoning designation and 11,700 square feet as PD-R/RPD General Plan/Zoning designation. The project proposes a General Plan and Zoning amendment so that the entire parcel of 202 Trestle Glen Terrace will have the same General Plan land use designation of MH (Medium High Density) and the same Zoning designation of R-1 (Single-Family Residential). Although not part of the proposed General Plan and Zoning Amendment, it is the intent of the property owner to expand the existing home onto a small portion of the Subject Area after rezoning. Future site improvements would be subject to a separate Site Plan and Architectural Review process.

The proposed project would not result in the division of an established community because the proposed Medium High Density general plan and R-1 zoning designations would allow development of the Project Area that is consistent with the established development pattern of the community. Any future improvements within the Subject Area would need to be consistent with the policies and development standards of the MH and R-1 general plan and zoning designations. The project is consistent with general plan policies intended to mitigate environmental effects and any future development would be required to comply with the Town of Tiburon Municipal Code and all other applicable regulations.

**Mitigation Measures:** None required.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XII.	<b>MINERAL RESOURCES.</b> Would the project:				
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a/b. The Tiburon General Plan does not identify any mineral resources in the vicinity of the project site. The Marin Countywide Plan contains a map of mineral resource preservation sites. There are 12 sites listed on the map. One site, Ring Mountain, is located within the Town of Tiburon but it is not adjacent to the project site. In addition, the MarinMap GIS database indicates that Ring Mountain contains areas of Serpentine Rock, but no such areas exist in or adjacent to the Subject Area. No other local specific plan or other land use plan identifies any mineral resources on the project site. No impacts would occur.

**Mitigation Measures:** None required.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIII.	<b>NOISE.</b> Would the project result in:				
a)	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	For a project located within the vicinity of a private airstrip or 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a/b. The proposed project would not result in significant construction noise impacts or permanent increase in ambient noise levels in the vicinity. There are no construction activities proposed as part of the general plan and zoning amendment, and any future construction would be conducted in compliance with the Town of Tiburon Development Standards for hours of construction. Tiburon Municipal Code Chapter 13.6 limits construction activities to hours that generally corresponds to normal hours of human activity: Monday - Friday: 7:00 a.m. - 5:00 p.m. (Heavy Equipment: 8:00 a.m. - 5:00 p.m.) Saturday: 9:30 a.m. - 4:00 p.m. (No construction noise audible at the property line) Sunday: No work permitted. Therefore, construction noise impacts would not be significant. The proposed project would not result in long-term significant permanent noise impacts because the residential land use proposed for the project is consistent with the existing uses on the property and the vicinity. Conventional construction equipment would be used for any future construction on the subject property; no excessive groundborne vibration or noise levels would result. No impact would occur as a result of the proposed project.

c. Smith Ranch Airport and Marin County Airport (Gross Field) are the nearest airports to the project site. Smith Ranch Airport is located approximately eight miles to the north and Gross Field is located north of Novato about 20 miles from the site. The site is not covered by either airport's land use plan. No existing or proposed public/ public-use or private airports are located within two miles of the site and aircraft operations would not expose persons to excessive aircraft noise. No impact would occur.

**Mitigation Measures:** None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIV. <b>POPULATION AND HOUSING.</b> Would the project:				
a) Induce substantial unplanned 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 infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. The proposed project includes an amendment to the existing General Plan and Zoning designations for a portion of an existing single-family residential property. The project will not result in unplanned population growth, either directly or indirectly, because no subdivision of land is proposed, no increase in the number of housing units is required or proposed as part of the change in the land use designations, and no new roads or infrastructure are required or proposed. Any future development of the property must be consistent with R-1 Zoning standards, which limit density to that planned for by the Town's General Plan. No impact would occur.
- b. No existing housing or people would be displaced as a result of the project. As noted in **Section 11 – Project Description** above, amendments to existing General Plan and Zoning designations are proposed so that the entire property has the same R-1 zoning designation, and to allow for future renovation and expansion of the existing home on the property. Therefore, the project would not displace substantial numbers of existing housing or numbers of people necessitating the construction of replacement housing elsewhere and no impact would occur.

**Mitigation Measures:** None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XV. <b>PUBLIC SERVICES.</b> Would the project result in:				
a) 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:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. The Project Parcel is currently developed with a single-family home and public services are currently provided to the subject property. No additional demand on existing services, including fire, police, schools, and parks, would result from the proposed project because no substantial increase in housing units or population would occur, and no new facilities or alterations to existing facilities would be required. Future site improvements may require Tiburon Fire Protection District and Engineering Services Division application review which could include required fire protection measures, such as installation of fire sprinklers, pursuant to Tiburon Fire Protection District conditions. There would be no foreseeable impact to emergency response times because no changes to access or streets are proposed. Future development of the Subject Area may be subject to school and park impact fees that assist local school districts with capacity building measures and assist in the development of infrastructure. No impacts to public services would occur.

**Mitigation Measures:** None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI. <b>RECREATION.</b> Would the project:				
a) 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?	<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 which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. As described in **Section 11 - Project Description** above, the project involves a reclassification of land use designations for a portion of an existing single-family residential property. The project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur because no subdivision of land is proposed, no increase in the number of housing units is required or proposed as part of the change in the land use designations, and no increase in population would result. Any future development of the property must be consistent with R-1 development standards, which limits density to that planned for by the Town's General Plan. Therefore, the project would not significantly increase use of existing park or recreational facilities and no impact would occur.
- b. No recreational facilities are proposed as part of the project. No impact would occur.

**Mitigation Measures:** None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVII. <b>TRANSPORTATION.</b> Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature, (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a-b. The Project Parcel is accessed by a private street, Trestle Glen Terrace, located approximately 300 feet northeast of the Trestle Glen / Tiburon Boulevard intersection and approximately 1.5-miles from the Tiburon Boulevard / Highway 101 interchange. The project includes General Plan and Zoning amendments for the 11,700 sq ft Subject Area on the 202 Trestle Glen Terrace property that is already developed with an existing single-family residence, and associated site improvements. No physical improvements, including improvements to the local circulation and street system, are required or proposed. Any future development of the property must be consistent with the proposed R-1 development standards, which limits density to that planned for by the Town's General Plan. As a result, the project would not increase local traffic nor conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and

pedestrian facilities. In addition, there would be no increase in the project's existing vehicle miles traveled (VMT) and the project would not conflict with CEQA Guidelines section 15064.3, subdivision (b). There would be no impact.

c-d. The Project Parcel is accessed from Trestle Glen Terrace (private road) and with adequate driveway access and on-site parking at the ground level. The project would result in no significant off-site circulation system operational impacts nor any sight line impacts because no changes to the roadway geometrics or driveway are proposed and no incompatible uses of the site are proposed that would increase hazards or result in inadequate emergency access. As noted in **Section 11 – Project Description** above, amendments to existing General Plan and Zoning designations are proposed so that the entire property has the same R-1 zoning designation, and to allow for future renovation and expansion of the existing home and other site improvements on the property. Any future improvements would be required to comply with the Tiburon Municipal Code Section 13.7 and Section 16-52.050 with regards to driveway standards and site distance/visual safety. Therefore, the proposed project would not obstruct emergency vehicle access or emergency response/evacuation plan. Impacts would be less than significant. There would be no impact.

**Mitigation Measures:** None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVIII. <b>TRIBAL CULTURAL RESOURCES.</b> Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a/b. On July 27, 2023, the Town sent invitations to Native American tribes who had a cultural interest in the area to consult on the proposed project and who as of that date had requested to be invited to consult on projects, in accordance with the requirements of Public Resources Code section 21080.3.1. No responses were received within 30 days of the Tribe's receipt of the invitations. The proposed project does not include physical site disturbance or improvements that require grading or other earth moving impacts. There would be no subsurface activities as a result of the proposed project. The project does not include any listed or eligible resources on site that are in the California Register of Historical Resources or local register. As detailed in **Section V**, above, if resources are found during any earth disturbing activities associated with the project, construction of the project is required to cease, and a qualified archaeologist would be retained to investigate the site in accordance with the following condition of approval pursuant to the Tiburon General Plan 2040 Conservation Element General Plan Policy C-16. Impacts would be less than significant.

**Mitigation Measures:** None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIX. <b>UTILITIES AND SERVICE SYSTEMS.</b> Would the project:				
a) Require or result in the relocation or construction of a new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a/b. The project would not require the construction of a new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunications facilities that would cause significant environmental effects. The subject parcel is currently served by water, sewer, electrical infrastructure and would not require expanded services as a result of the project because no increase in housing units, density or population would occur. Therefore, no impact would occur.
- c. The existing single-family residence on the Project Parcel is already connected to the local sanitary sewer infrastructure and serviced by the Richardson Bay Sanitary District (RBSD). The proposed project does not include any physical site improvements or expansion of uses that would increase demand of sanitary services. As noted in **Section 11 – Project Description** above, amendments to existing General Plan and Zoning designations are proposed so that the entire parcel will have the same General Plan land use designation of MH (Medium High Density) and the same Zoning designation of R-1 (Single-Family Residential). Although not part of the proposed General Plan and Zoning Amendment, it is the intent of the property owner to expand the existing home onto a small portion of the Subject Area after rezoning. Any expansion of the existing single-family home would be required to comply with R-1 development standards, and would not substantially increase demand of sanitary services. Preliminary plans were circulated to the Richardson Bay Sanitary District for review and the District responded that they have no objection to the project (*personal communication from Paula Pfeffer, RBSD to Christy Fong, Town of Tiburon, February 7, 2023*). No impact would occur.
- d/e. The project would comply with federal, state, and local statutes and regulations related to solid waste. The project site is currently served by the Mill Valley Refuse Service which operates a refuse collection fleet of vehicles and makes separate weekly collections of refuse, recyclable materials, and green-waste. Collected materials are taken to the Marin Resource Recovery Center, operated by Marin Sanitary Service and located on Jacoby Drive in San Rafael. There, recyclable materials are processed for market and compostable and disposed materials are transferred to the Redwood Landfill, located north of Novato just east of US 101. Redwood Landfill is permitted to accept 1,390 tons per day of refuse for disposal and has sufficient capacity through approximately 2040.

As noted above and in **Section 11- Project Description** above, although not part of the proposed General Plan and Zoning Amendment, it is the intent of the property owner to expand the existing home onto a small portion of the Subject Area after rezoning. The scale of expansion contemplated would not substantially increase generation of solid waste. Any future development would be required to comply with R-1 development standards. No impact would occur.

**Mitigation Measures:** None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XX. <b>WILDFIRE.</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a/b. The proposed project is located within the Tiburon Fire Protection District (TFPD) responsibility area and is classified as a moderate fire hazard severity zone. The project would not substantially impair an adopted emergency response plan or emergency evacuation plan because the proposed project does not propose changes to existing ingress or egress to the subject property. As noted above and in **Section 11- Project Description** above, although not part of the proposed General Plan and Zoning Amendment, it is the intent of the property owner to expand the existing home onto a small portion of the Subject Area after rezoning. Future construction and site improvements would comply with current California Department of Forestry and California Building Code requirements for fire safety and would be subject to Tiburon Fire Protection District and California Building Code requirements. For the same reasons cited above, the project would not exacerbate wildfire risk. Impacts would be less than significant.
- c/d. Implementation of the project does not include the development of any new infrastructure or vehicle access. Any future development would be required to comply with Tiburon Fire Protection District requirements for proper management and maintenance of the property. As an already-developed property, the property owner would be required to implement a horizontal and vertical vegetation management plan consistent with TFPD regulations. Impacts would be less than significant.

**Mitigation Measures:** None Required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XXI. <b>MANDATORY FINDINGS OF SIGNIFICANCE</b>				
a) Does the project have the potential to substantially 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, substantially 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 checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Does the project have environmental effects that 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:

- a. As discussed in **Section IV** above, the Subject Area is largely devoid of vegetation suitable for nesting birds and oak woodlands protected by local regulations. As identified in **Section V** above, no known historically sensitive sites or structures, archaeological or paleontological resources, sites or unique geological features have been identified within the project site. The Subject Area was previously part of the TGC project that was reviewed and approved by the Town of Tiburon in 2011 and 2012. There were several detailed biological resources assessments prepared for that project including background information on the site conditions and resources protections. As a part of preparation of the Trestle Glen Circle Initial Study the background reports were peer reviewed plus additional field reconnaissance surveys were conducted. The Mitigated Negative Declaration prepared for that project addressed potential impacts and included mitigation measures D.I(a), D.I(b), D.I(c), D.I(d) D.2(a), D.2(b) and D.3 that would reduce impacts on special-status animal species to a less-than-significant levels. Based on the information contained and referenced in the record for the approved TGC development, the Subject Area does not include sensitive natural communities and/or important oak-bay woodland. The Subject Area of the current proposed project includes portions of the Trestle Glen Circle Lot 3 designated as private open space and incorporated into the property located at 202 Trestle Glen Terrace through a Lot Line Adjustment approved in 2018. There were no identified sensitive environmental issues within this portion of Lot 3 and no further impacts would occur as a result of the proposed General Plan and Zoning amendment.

Although no known cultural resources exist on the project site, it is possible that otherwise obscured cultural resources associated with prehistoric and historic period use of the area may still exist. Ground-disturbing activities associated with possible future development could disturb previously unidentified buried or otherwise obscured cultural deposits and result in the loss of integrity of cultural deposits and a loss of information. Such adverse changes would represent a significant impact to cultural resources. If resources are found during any earth disturbing activities associated with the project site, construction is required to cease, and a qualified archaeologist would be retained to investigate the site pursuant to the Tiburon General Plan 2040 Conservation Element General Plan Policy C-16, which stipulates that if unanticipated cultural resources, artifacts, or human remains are encountered, contractors shall cease construction activities until proper authorities have been notified and a mitigation plan is developed. Impacts would be considered less-than-significant.

- b. The project does not have impacts that are individually limited, but cumulatively considerable. Potential air quality, greenhouse gas emissions, hydrology, and traffic impacts would likely not occur as a result of the project and are discussed in further detail in the respective sections above. The project would not increase the demands for public services or increase traffic and air pollutants which contribute to cumulative effects when future development in Tiburon is considered. Cumulative impacts of these issues are discussed in previous sections of this Initial Study. Potential cumulative impacts would be less than significant.
- c. All impacts identified in this Initial Study are either less than significant after mitigation or less than significant and do not require mitigation. Therefore, the proposed project would not result in environmental effects that cause substantial adverse effects on human being either directly or indirectly. Impacts would be less than significant.

**Mitigation Measures:** None Required.

## SOURCE REFERENCES

The following is a list of references used in the preparation of this document. Unless attached herein, copies of all reference reports, memorandums and letters are on file with the Town of Tiburon Planning Division. References to Publications prepared by Federal or State agencies may be found with the agency responsible for providing such information.

1. Town of Tiburon General Plan 2040, adopted May 2023.
2. Town of Tiburon General Plan 2020, adopted November 2005; as amended through February 2016.
3. Town of Tiburon Zoning Ordinance, as amended March 2010.
4. Marin County GIS; Marin Map; [www.marinmap.org](http://www.marinmap.org), accessed August, 2023.
5. Application submitted by Mark & Ambar Corbridge, including project description, background information, and additional materials and exhibits.
6. Inter-departmental and Agency Memoranda and responses
7. Trestle Glen Circle Residential Development Project Initial Study Mitigated Negative Declaration, adopted February 2012
8. Formal Request for Tribal Consultation Pursuant to the California Environmental Quality Act, on 202 Trestle Glen Terrace, Tiburon, CA, Federated Indians of Graton Rancheria, Buffy McQuillen, THPO/NAGPRA, July 27, 2023.
9. Town of Tiburon Climate Change Action Plan, adopted in May 2022.
10. CEQA Air Quality Guidelines, Bay Area Air Quality Management District, April, 2022.
11. Association of Bay Area Governments, Alquist-Priolo Earthquake Fault Zoning and Hazard Maps.
12. MMWD 2020 Urban Water Management Plan.
13. California Drought Portal, <https://www.drought.gov/states/california>, accessed August 2023.
14. BAAQMD website: <http://www.baaqmd.gov/>
15. Redwood Landfill website: <http://www.redwoodlandfill.wm.com/>
16. MCSTOPP: <http://www.marincounty.org/depts/pw/divisions/mcstoppp>
17. Miller Pacific Engineering Group, Geotechnical Investigation Report, Trestle Glen Development, Tiburon, California, February 15, 2013.
18. \_\_, Preliminary Geotechnical Investigation Trestle Glen Development Tiburon, California, November 20, 2009.
19. Town of Tiburon Landslide Mitigation Policy, adopted by the Tiburon Town Council, October 6, 2004 (Resolution No. 52-2004).
20. Renshaw, Diane, Preliminary Environmental Assessment: Tiburon Ranch, Trestle Glen Boulevard, Town of Tiburon, Marin County, CA, prepared for Mr. Donald Henderson, October 8, 1996.
21. \_\_, Sensitive Species Evaluation: Rare Plants and California Red-legged Frog; Addendum To: Preliminary Environmental Assessment: Tiburon Ranch, Trestle Glen Boulevard, Town of Tiburon, Marin County, CA, June 28, 2000.
22. \_\_, Sensitive Species Update, Trestle Glen Project, Trestle Glen Boulevard, Tiburon, Marin County, California, February 8, 2008.
23. Adobe Associates, Inc, Drainage Analysis for the Trestle Glen Circle Subdivision, Tiburon, California, April 10, 2013.