

# Draft Program EIR Scoping Meeting

Tiburon General Plan 2040 Update

October 27, 2022

This meeting is being recorded and will be available on  
the General Plan Update website: [createtiburon2040.org](https://createtiburon2040.org)



## What is a Scoping Meeting?



- In compliance with the California Environmental Quality Act (CEQA)
- Solicit input from responsible and trustee agencies (those that have some subsequent approval authority)
- Engage the general public in the environmental review process

## What Types of Comments?

- **YES!** Opportunity to provide input on what environmental issues or concerns should be considered and analyzed, such as:
  - Impacts to wildlife
  - Air quality
  - Increased traffic
  - Noise levels
  - Water quality
  - Public services
- **NO!** Today's meeting is **NOT** intended as a forum to discuss the General Plan, policies, the Land Use Map, or the merits of the project

# Project Overview



- The Town is preparing a comprehensive update to the General Plan, including the Land Use Map
- The General Plan defines a long-term vision for future growth and resource management within the Town
  - Updated policy document
  - Updated Land Use Map

# General Plan Elements

## Required Elements

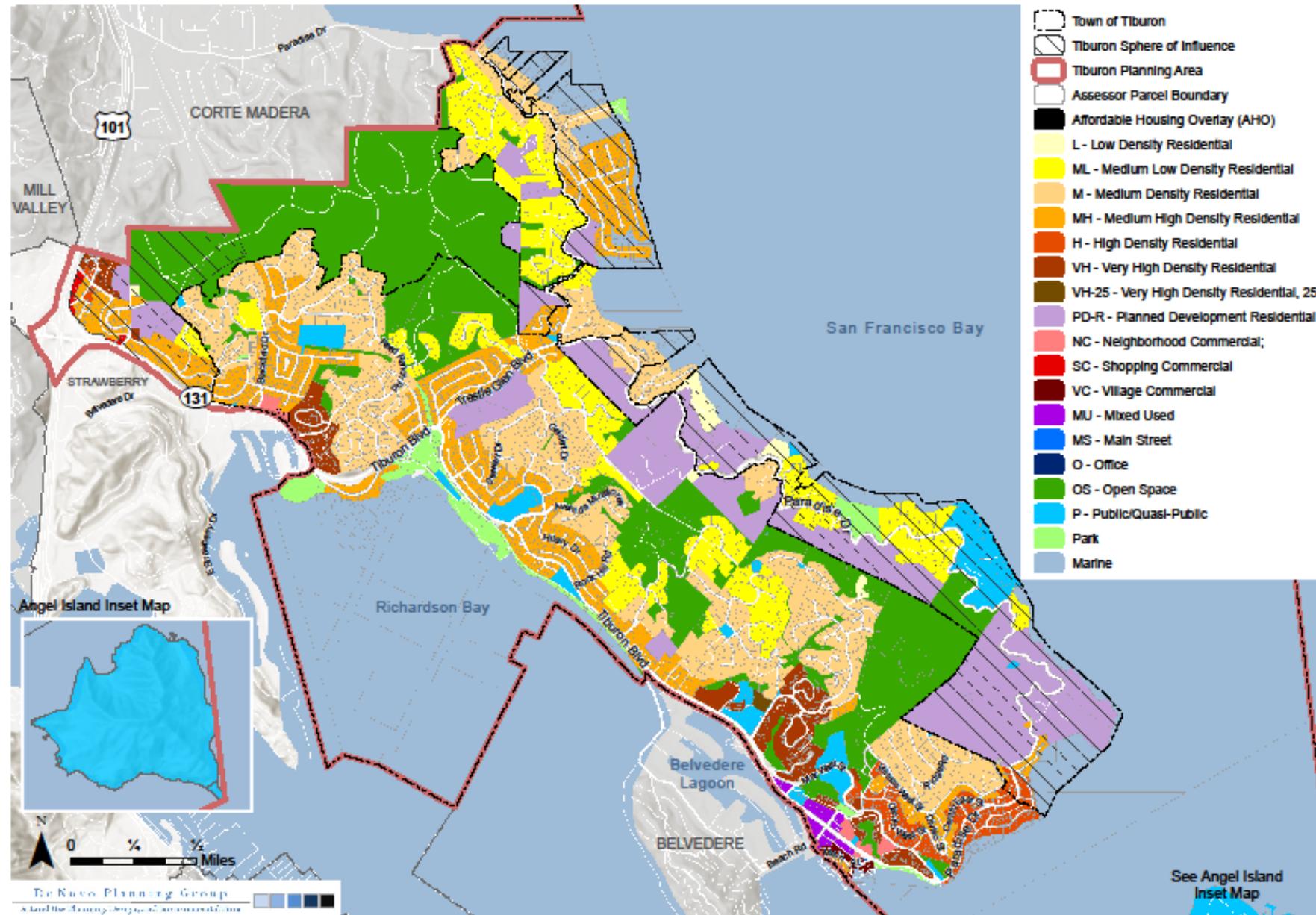
- Land Use
- Circulation / Mobility
- Housing
- Sustainability & Resource Conservation
- Open Space, Parks, & Recreation
- Noise
- Safety & Resilience
- Environmental Justice



## Optional Elements

- Downtown
- Equity, Diversity & Inclusion

Figure 3. Proposed General Plan Land Use Map



Source: Aerial, Online World/HighRes Map Service, Marin County GIS. Map date: June 11, 2013. Revised: September 28, 2013.

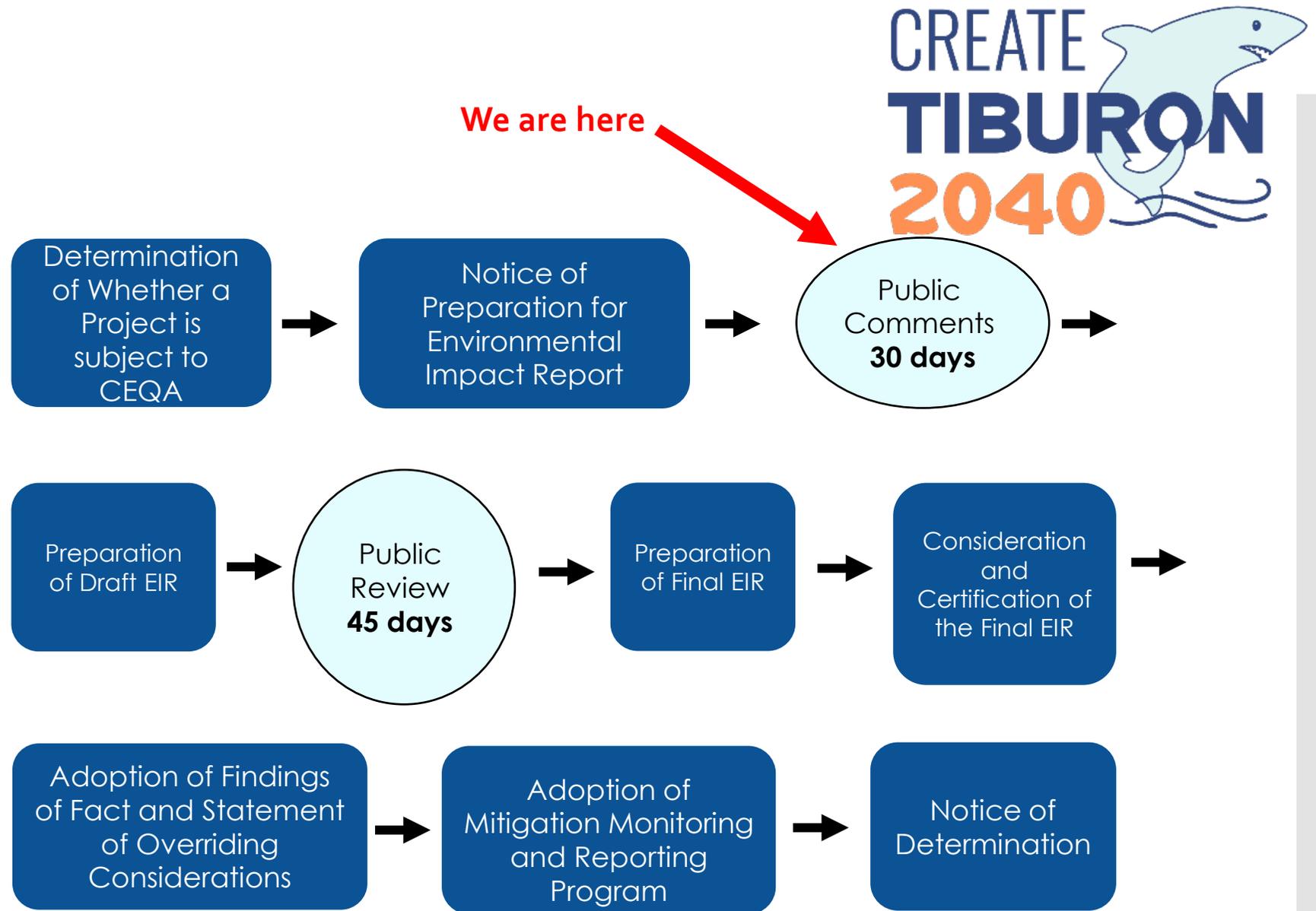
# New Development Potential

Residential Units or Nonresidential Square Footage	Dwelling Units	Population	Non-residential Square Feet
<b>Residential Units</b>			
Single Family Residential	174	418	-
Multifamily and Mixed Use Residential	516	1,238	-
Accessory Dwelling Units	72	173	-
<b>TOTAL</b>	<b>762</b>	<b>1,829</b>	<b>-</b>
<b>Nonresidential Square Footage</b>			
Commercial Sq. Ft.	-	-	-129,682
<b>TOTAL</b>	<b>762</b>	<b>1,829</b>	<b>-129,682</b>

## What is an Environmental Impact Report (EIR)?

- An informational document that identifies and discloses the anticipated environmental effects of implementing a project, as required by CEQA
- Acts as a forum for public participation in the environmental review process
- An EIR does not advocate or promote the project
- No specific development projects are proposed, or would be approved as part of the General Plan 2040 Update

# Environmental Review Process



# Issues to be Addressed in the EIR

## Full Scope EIR:

- Aesthetics
- Air Quality
- Agricultural & Forest Resources
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Parks and Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfires
- Mandatory Findings of Significance
- Alternatives



Anticipated  
Schedule

**Draft General  
Plan & Draft  
EIR Public  
Review  
(45 days)**

**Final General  
Plan & Final  
EIR Prepared**

**General Plan  
Adoption &  
Certification  
Hearings**

Early 2023

Spring 2023

Late Spring  
2023



## Additional Information

### The Tiburon General Plan 2040 Update Webpage

- A resource for current documents, background reports, maps, meeting information, and upcoming meeting dates:
- <https://createtiburon2040.org/>
- <https://www.townoftiburon.org/206/General-Plan>

# NOP Comments



The Notice of Preparation public comment period ends on **November 28, 2022 at 5:00 p.m.**

Written comments on the **environmental issues** that the Draft Program EIR should address can be provided via email or regular mail.

Submit comments to:

Dina Tasini, Director of Community Development

Town of Tiburon

1505 Tiburon Boulevard

Tiburon, CA 94920

[dtasini@townoftiburon.org](mailto:dtasini@townoftiburon.org)