



Planning Commission

June 9, 2021

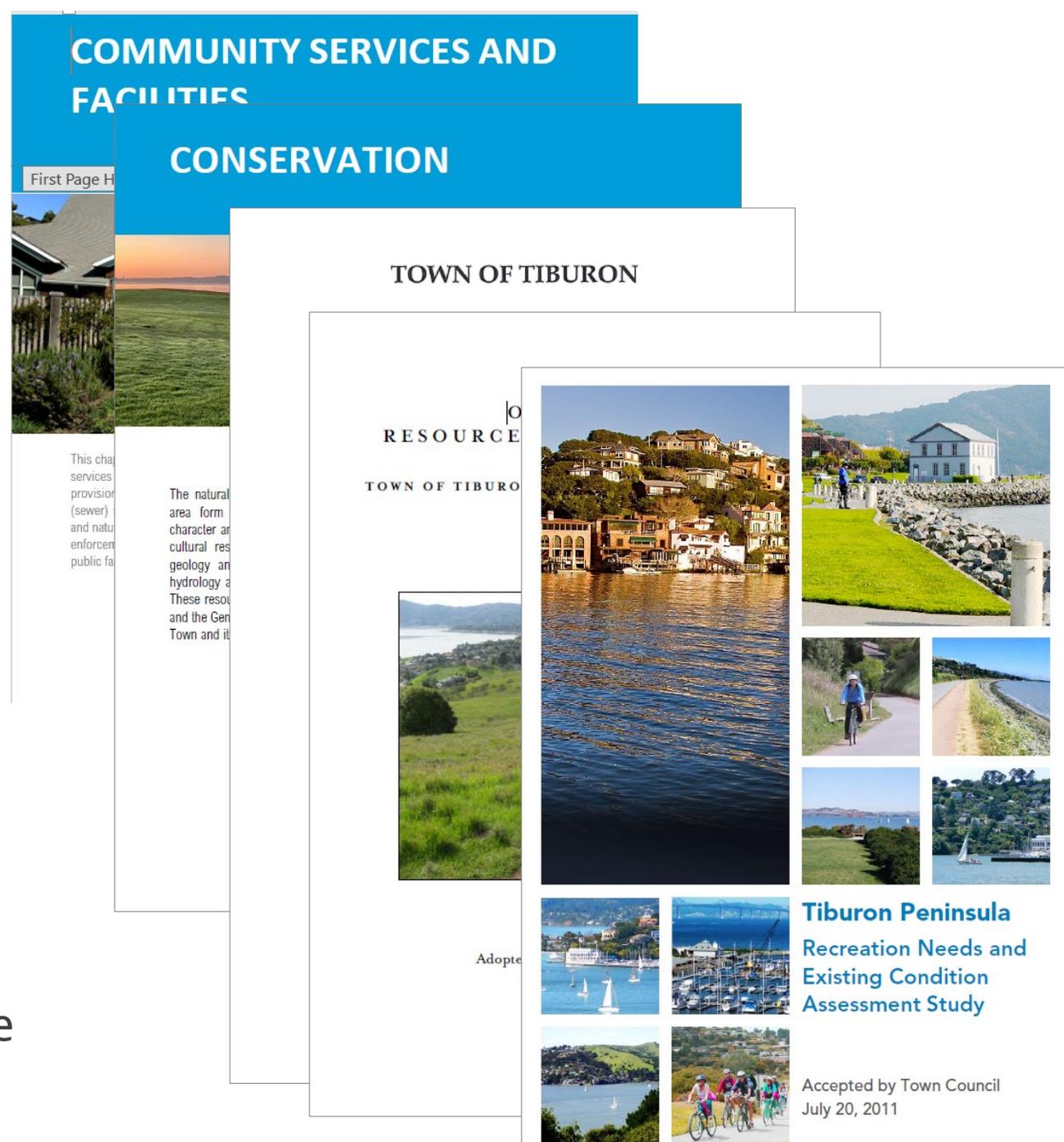
Review of Parks/Recreation & Open Space/Conservation Elements

- March and May 2021 POST Meetings
- March 30, 2021 Community Workshop: Open Space, Conservation, Parks & Recreation, and Safety
- May 2021 Ranch Board Meeting
- **Tonight:** Planning Commission review and feedback on Parks/Recreation and Open Space/Conservation Elements Goals, Policies and Programs
- September 2021 Town Council review and feedback



Background Material

- Existing Conditions Reports
 - Parks & Open Space
 - Conservation
- 2005 General Plan
- Open Space Management Plan (2010)
- Tiburon Peninsula Recreation Needs Assessment (2011)
- Bay Trail Gap Study (2012)
- Bike & Pedestrian Master Plan (2016)
- Meetings with stakeholders and focus groups
- Results from Setting Priorities survey
- Background material is available on the website at CreateTiburon2040.org



2011 Recreation Needs Assessment

- Residents are mostly satisfied with the availability of recreation facilities.
- 90% of residents were satisfied with the availability of recreation programs, classes and events.
- Gap analysis indicated no obviously underserved categories. Ratings of “teen programs” were lower, approaching a level to recommend increases.
- 48% of residents rated highly the need for a community center. Challenges with cost and available site.



Community Engagement



Home

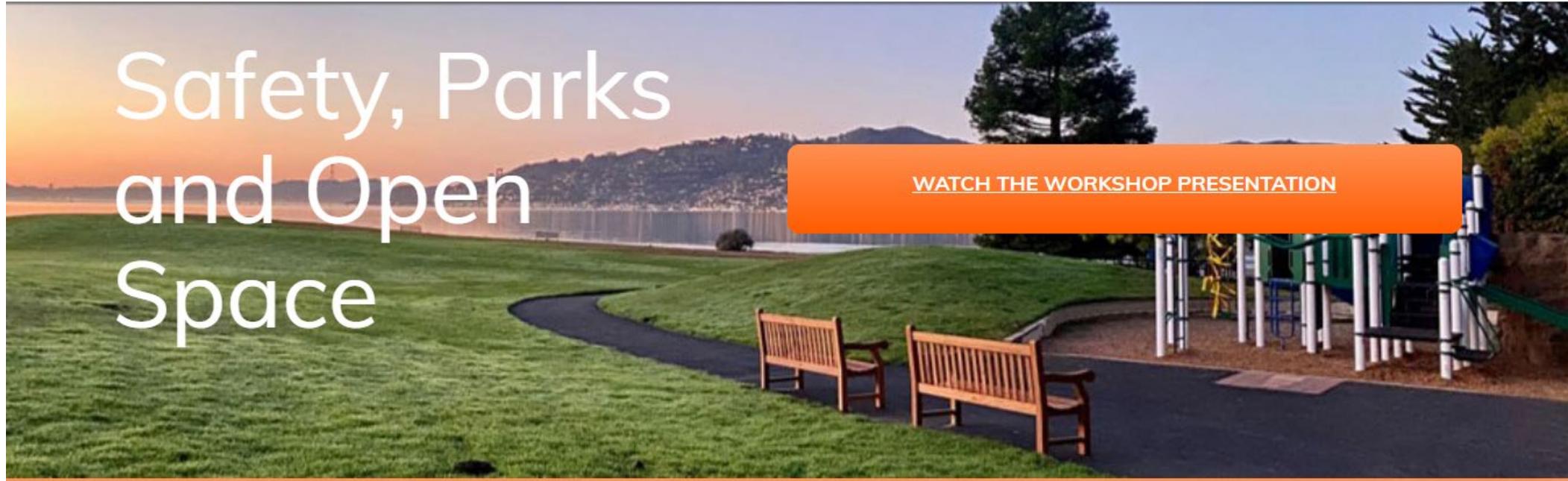
Workshops

Surveys

Documents

Resources

Contact



Virtual community workshop, March 30

- Presentation and polling
- Breakout room discussions
- Reporting back
- Estimated 24 participants

Online survey

- Open March 31 – April 26, linked from [CreateTiburon2040.org](https://www.CreateTiburon2040.org)
- 123 responses

Workshop Feedback

Are there specific park or trail improvements that should be priorities?

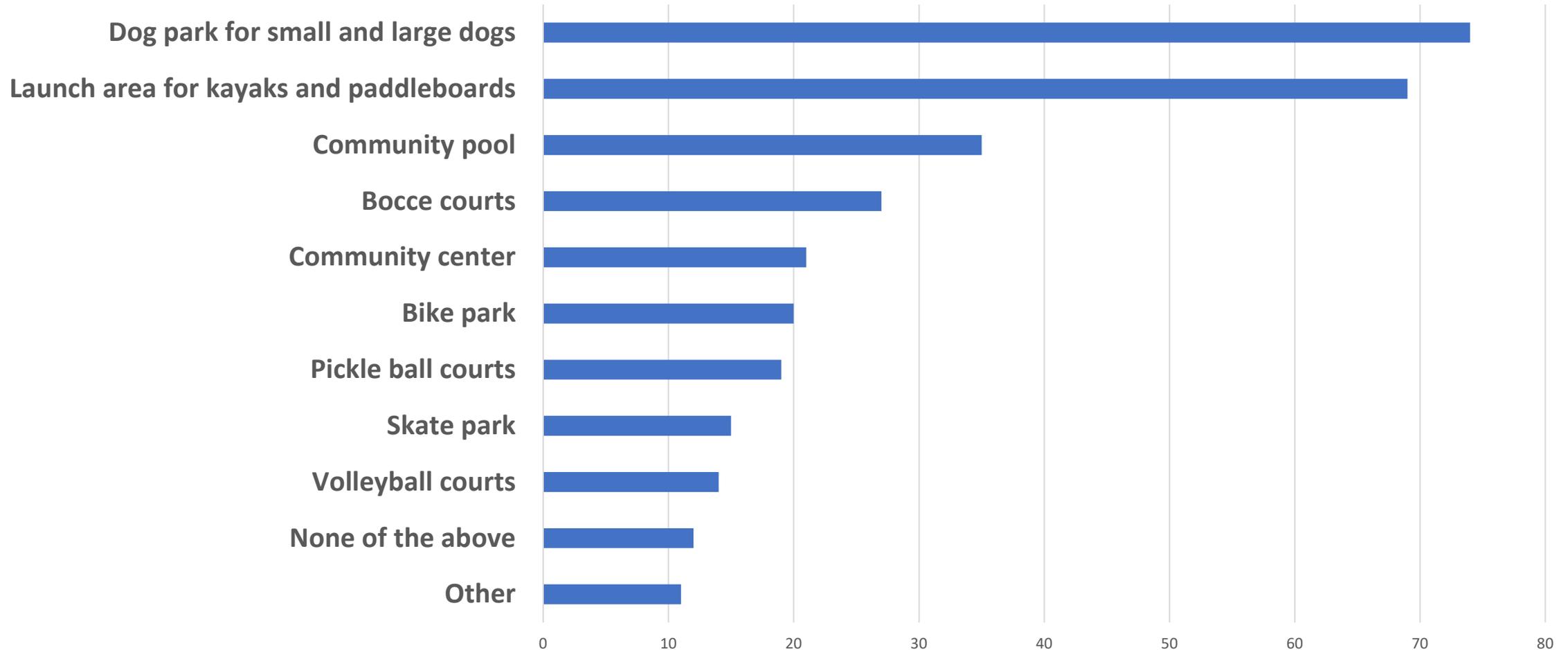
- Suggested dog park at Eavey Open Space.
- More multi-use trails (including mountain bikes)
- Community pool
- Kayak launch

Is there sufficient access to recreational facilities and programs? Are there specific age groups or type of residents that have insufficient access?

- Need facilities and programs for teens and pre-teens.

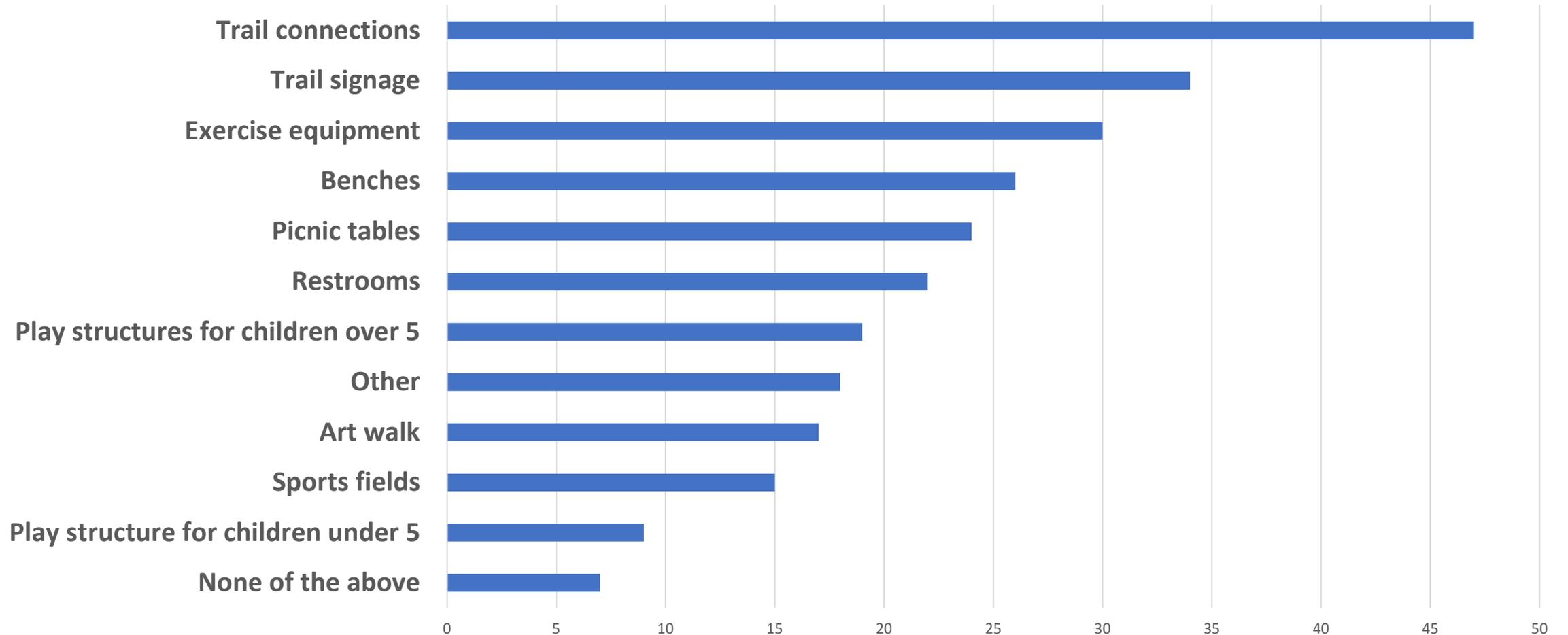
Survey Feedback

What kind of additional recreation facilities should the Town provide?
(select your top 3)



Survey Feedback

What parks and trail improvements are needed?
(select your top 3)



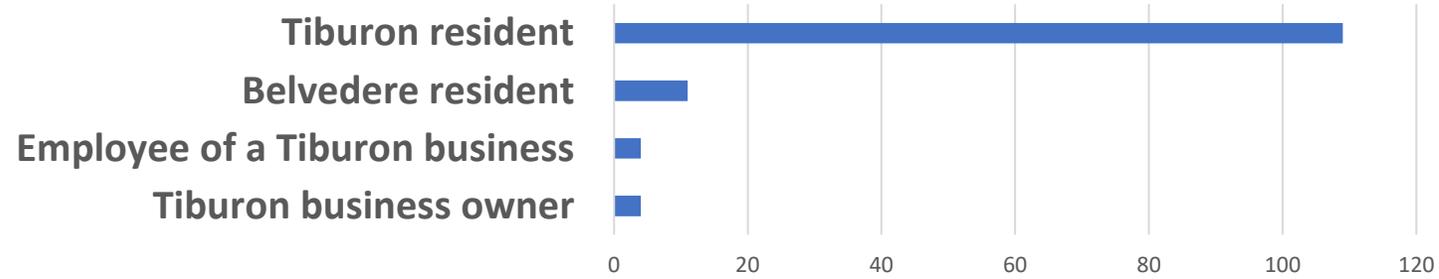
Survey Feedback

Other suggestions:

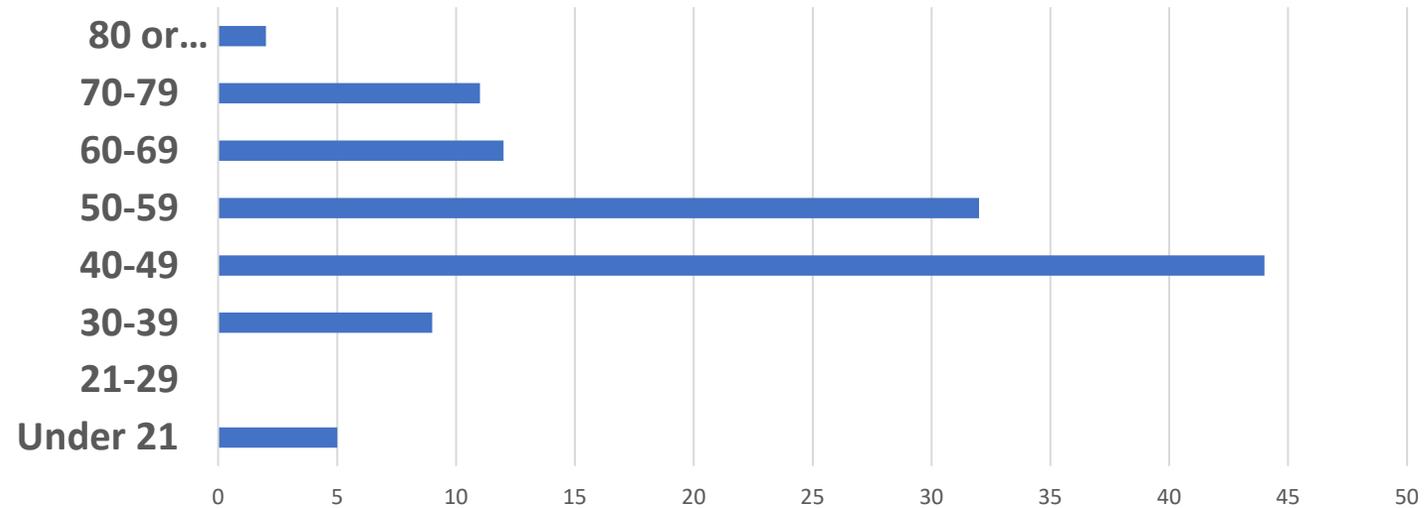
- Shade structures at playgrounds
- Water bottle filling stations
- More trash and recycling cans
- Chess tables
- Teen facilities and programming
- Public dinghy dock in Downtown
- Rental paddleboard storage facility at Blackie's Beach

Survey Feedback

I am a:

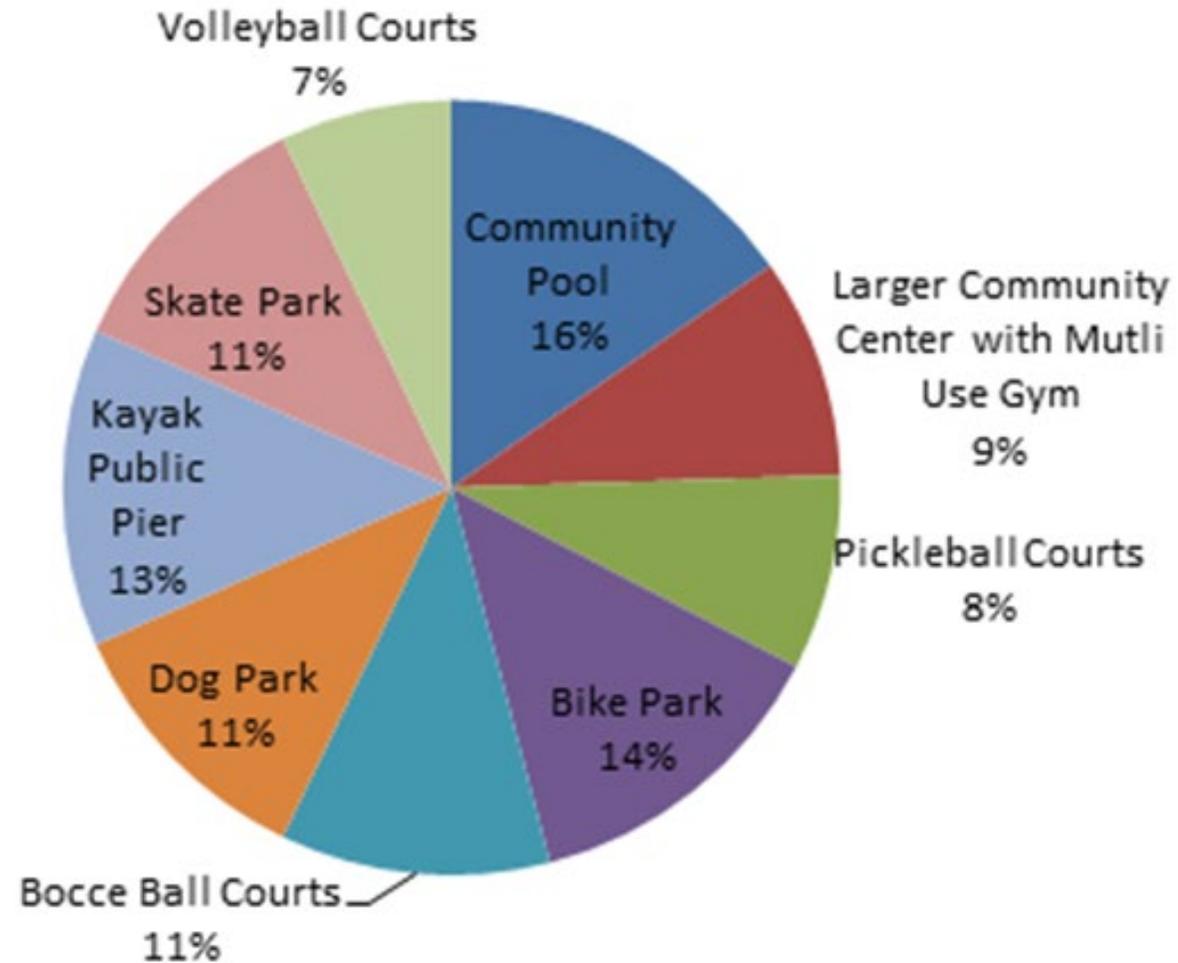


Your age group:



Youth Survey Feedback conducted by The Ranch (20 K-8 kids)

What would you like to see in Tiburon?



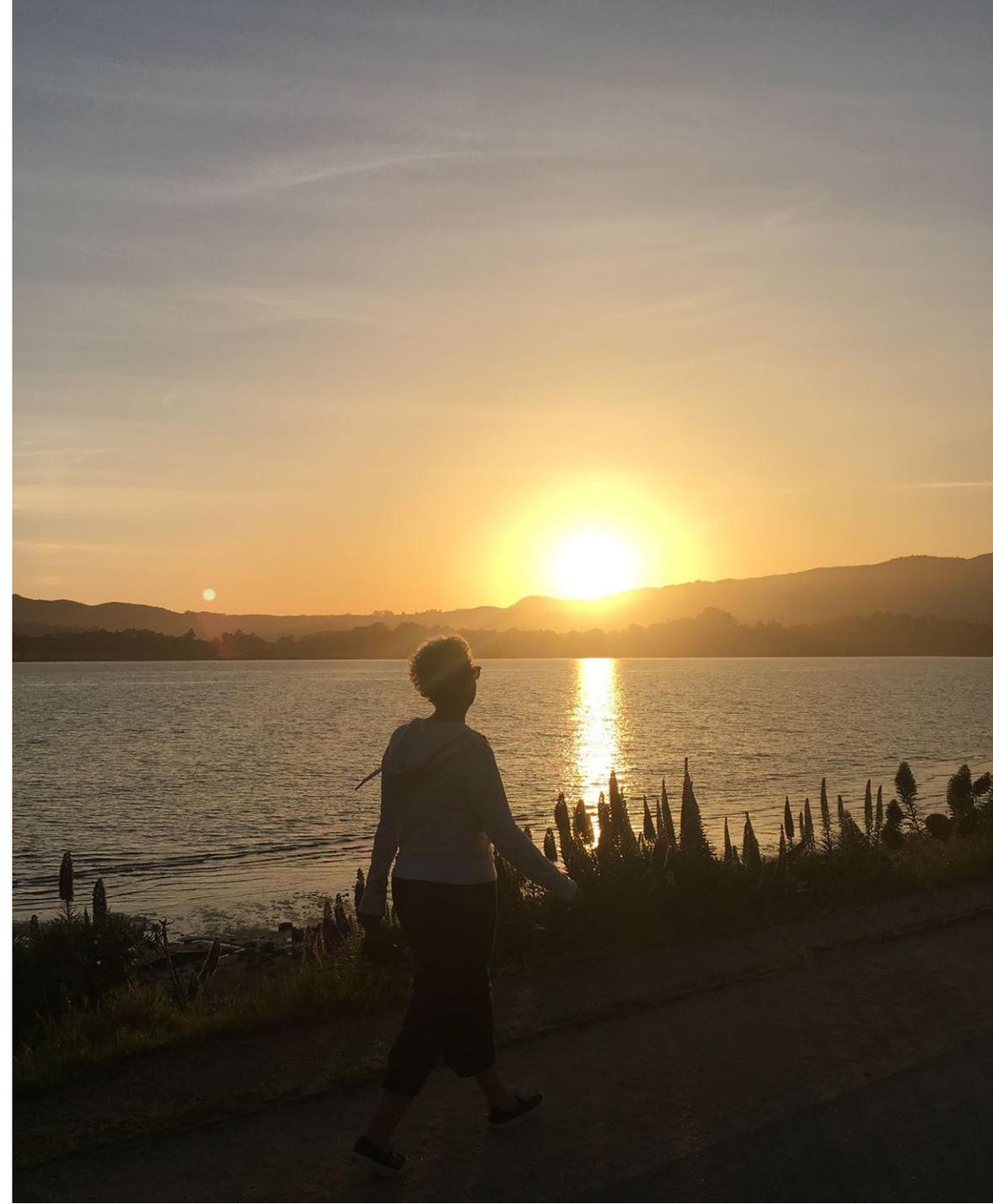
Input from The Ranch Board (5-17-21)

- Concurred with public comments about desirability of a kayak/paddleboard launch.
- A community pool would be desirable. Potential to share/improve access to the Strawberry or Mill Valley public pools was mentioned.
- Acquisition of the water treatment plant could offer a rare opportunity to create a community recreation hub, including possibly a pool, gym, dog park and field sports.
- Extending hours of park lighting and use was suggested.
- Ranch funding model conflicts with goal of providing affordable programs. Consideration should be given to means of funding program subsidies.



Input from the Parks, Open Space and Trails Commission (5-18-21)

- Supported a kayak launch, possibly integrated with Downtown.
- Recommended creating a framework or decision-making criteria for future improvements to the Richardson Bay Linear Park.
- Suggested considering development of a community pool, community center/gym, a dog park and bocce courts. Felt that the Richardson Bay Sanitary District site, if available, would be ideal for a recreation hub.
- Proposed edits to Policy OSC-44 to include coordinating open space management with private holdings owned by the Landmarks Society.
- Suggested reference in the Downtown Element to integration of parks/rec. facilities and commercial enterprise.



Discussion of General Plan 2020 Parks/Recreation/Open Space/Conservation Goals, Policies and Programs



Evaluation of General Plan 2020 Goals, Policies and Programs

For consideration:

- Does the existing language of the goals, policies and programs reflect current Town objectives or is editing needed?
- Are there existing goals, policies or programs that are no longer needed?
- Are there current issues of importance that aren't addressed in existing goals or policies?
- Are there **major** new park facilities or improvements or recreation programs needed for the future?

Evaluation of General Plan 2020 Goals, Policies and Programs

Edits based on March 2021 POST feedback:

- Goal PR-A and Policy PR-12 expanded to promote access to rec. facilities and programs by those of all ages, abilities and income levels.
- Policy PR-6 on Blackie's Pasture expanded to incorporate a definition of passive recreation.
- Policy PR-14 expanded to explore options for providing financial support to those who cannot afford recreation program costs.
- New Open Space programs added to improve trail signage and to explore creation of an off-road trail connection from public open space to the Downtown.

Parks & Recreation Element



Key:

 Retain As Is

 Revise

 Delete

 New

Evaluation of Tiburon 2020 General Plan: PARKS & RECREATION ELEMENT GOALS, POLICIES, AND PROGRAMS

ID	Text	Implementation Status/Staff Evaluation
Goals		
Goal PR-A	To provide sufficient land and facilities for a balanced system of parks and recreation opportunities that serve all ages, <u>abilities and income levels</u> .	Should the goal be expanded to address equity issues by promote accessibility to serve all ages, abilities, and incomes?
Goal PR-B	To anticipate population growth and to plan for and provide funds for the acquisition of adequate lands or installation of adequate facilities to address future parks and recreation needs of the community.	
Park Land & Facilities Policies		
Policy PR-1	Sufficient park land and recreational facilities shall be maintained over time. A ratio of 5.0 acres of park land per 1,000 persons is established for the Planning Area pursuant to the Quimby Act.	Current parkland/population ratio is 5.9 acres/1,000. A ratio of 5 acres/1,000 is the current Quimby Act dedication/in-lieu fee requirement, which the maximum allowed under state law.
Policy PR-2	The Town of Tiburon shall continue to require new parkland dedication and/or collection of in-lieu fees during the development review process.	In-lieu fees are collected in conjunction with development of new residential units, of which there are few. There are currently no in-lieu fees available.
Policy PR-3	The Town shall continue to use park funds and any future in-lieu fees for improvement of existing and future parks and for parkland acquisition purposes.	
Policy PR-4	The Town shall pursue federal, state, county, and other funds to assist in the maintenance, improvement, and acquisition, of existing and/or future park facilities.	
Policy PR-5	The Town shall strive to adequately fund the ongoing maintenance of the park and recreation facilities under its ownership.	

ID	Text	Implementation Status/Staff Evaluation
Policy PR-6	The area known as Blackie’s Pasture (see Diagram 8.4-1) shall be retained for passive, informal recreational use, <u>including uses such as picnicking, hiking, wildlife watching and open play areas which require minimal improvements such as pathways, benches, picnic tables or restrooms. The quality and preservation of the environment should be the focus of the recreational experience.</u>	POST requests that passive recreational use at Blackie’s be better defined. Staff has verified that there are no legal restrictions on use of the property other than its acquisition for passive recreation.
Policy PR-7	Existing water recreation opportunities shall be maintained and may be enhanced where practicable or for example, by the establishment of a small watercraft launching facility available to the public.	Interest has been expressed by the public in kayak and paddleboard launching facilities, possibly along the Downtown shoreline.
Policy PR-8	Additional public shoreline access from publicly accessible land, especially in areas where none currently exists, shall be encouraged.	
Policy PR-9	The Town shall continue to increase, enlarge, and enhance its network of public trails within the Tiburon Planning Area, <u>including connections between and to public trails.</u>	There have been suggestions from the public for connection of the open space trail network to Downtown.
Policy PR-10	Public convenience facilities such as restrooms, bicycle racks, drinking fountains, and trash receptacles are encouraged and may be provided by the State of California, the Town of Tiburon, and/or the local community.	
Implementing Programs for Park Facilities		
Program PR-a	The Town should work with the Belvedere-Tiburon Recreation Department and the City of Belvedere to consider the long and short term need for additional parklands, sporting facilities, picnic facilities, play areas, and to develop a master plan for <u>additional programs to meeting the community’s recreational programming and facilities</u> needs.	Recommend deleting the reference to preparing a parks/recreation master plan. The 2011 Rec. Needs Assessment found generally high levels of satisfaction of existing park facilities and recreation programs. Preparation of a master plan would be a very costly study with limited benefit if there are not significant unmet recreational needs and community support for funding major improvements.

ID	Text	Implementation Status/Staff Evaluation
Program PR-b	The Town shall examine <u>evaluate</u> development applications for the existence and potential creation of easements and/or trails that connect or continue to allow public access to shoreline, <u>recreation</u> and open space areas; Town Staff shall monitor construction with a view toward the successful creation and/or maintenance of such easements and/or trails.	Minor edit.
Program PR-c	The Town should <u>may</u> explore the need and desirability for establishing a community center which would accommodate recreational and other needs for the entire community. <u>The analysis should include a site suitability study and consider the potential for utilizing the existing Ranch property.</u>	The 2011 Rec. Needs Assessment found a moderately high level of desire for a community center but challenges in finding a suitable site or funding.
Recreation Programming Policies		
Policy PR-11	The Town shall continue to work cooperatively with the Belvedere/Tiburon Joint Recreation Committee <u>to administer and operate recreation programs and facilities for the residents of Belvedere and Tiburon.</u>	Addition of language re: the purpose of the BTJRC.
Policy PR-12	Recreation programming should be responsive to and serve the needs, interests, and desires of the entire community, <u>including those of different ages, abilities and income levels.</u>	Modified to reflect edits to Goal PR-A.
Policy PR-13	Recreation programs should be offered on a year-round basis.	Recommend deletion since there is no likelihood that The Ranch will eliminate year-round programming.
Policy PR-14	Recreation programs should provide <u>a majority of</u> activities that are affordable to the community. <u>Explore ways of providing financial support to allow full access to recreation programs by residents of need.</u>	The Ranch has provided financial scholarships as funding has allowed. Currently no funding is set aside for program subsidies.

ID	Text	Implementation Status/Staff Evaluation
Angel Island Policies		
Policy PR-15	The Town shall cooperate <u>Maintain a positive, mutually beneficial working relationship</u> with the California Department of Parks and Recreation <u>and Angel Island administration</u> to ensure that Angel Island remains a unique state resource and that the village-like character of Downtown Tiburon is protected.	Combine the two Angel Island policies which are similar.
Policy PR-16	The Town shall facilitate a positive, mutually beneficial relationship between the Angel Island administration and the Tiburon community.	



Open Space and Conservation Element



Key:



Retain As Is



Revise



Delete



New

Evaluation of Tiburon 2020 General Plan: **OPEN SPACE AND CONSERVATION** GOALS, POLICIES, AND PROGRAMS

ID	Text	Implementation Status/Staff Evaluation
Goals		
Goal OSC-A	To maximize, protect, preserve and enhance the Town's unique open space and natural beauty <u>for its recreational and environmental benefits.</u>	Suggest editing to incorporate recreational use of open space.
Goal OSC-B	To provide and permanently preserve as much open space as possible to protect shorelines, open water, wetlands, significant ridgelines, streams, drainageways, riparian corridors, steep slopes, rock outcroppings, special status species and their habitat, <u>woodlands, cultural and historic resources,</u> and areas of visual importance, such as views of and views from open space.	
Goal OSC-C	To permanently protect to the maximum extent feasible, the unique open space character of the Town which is attributable to its large amounts of undeveloped land and open water.	
Goal OSC-D	To permanently protect as conservation areas, to the maximum extent feasible, all lands and other areas in the public trust.	
Goal OSC-E	To manage the Town's open spaces for the benefit of the entire community.	
Goal OSC-F	To preserve and improve the quality of the environment through resource restoration and conservation, management, and pollution control.	
<u>PRIME-OPEN SPACE PRESERVATION AND MANAGEMENT</u>		
<u>General Open Space Preservation Policies</u>		
Policy OSC-1	The Town shall Strive to permanently preserve through setbacks, dedication, purchase, easement, or other appropriate means exceptional structures, sites, open space, and sensitive environmental resources. The Town shall strongly Encourage the permanent protection of open space through: conveyance of fee title to an appropriate government agency or land trust; by easement; deed restriction; or other appropriate mechanism acceptable to the Town.	

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Policy OSC-2	In considering whether open space land shall be dedicated to the Town or other public entity, the benefits to the community of public ownership shall be weighed against the costs of management efforts and other liabilities associated with owning the land.	
Policy OSC-3	The Town shall Strive to secure, through trail easements that connect to other public trails or through other appropriate <u>legally permissible</u> mechanisms, public access to those portions of open space land most appropriate for public use.	Proposed edit re: legally permissible options.
Policy OSC-4	Public or private open space shall be p <u>Publicly protected public or private open space</u> . It is the Town's general policy that publicly-owned open space land will not be traded or sold <u>and should only be traded in exchange for open space which provides improved trail connections, resource protection, or other public benefits</u> .	Proposed edit to allow beneficial exchange of public open space land.
Policy OSC-5	The Town hereby establishes a goal that a minimum of 50% of the area of lands designated as Planned Development – Residential shall be preserved as permanent open space.	Recommend deleting. Need to respond to state housing mandates will likely require more use of Planned Development zoning and a 50% open space requirement would be prohibitive. POST question: Would deletion affect development of the Martha property? Response: No, since this policy applies to properties designated as Planned Development within the Town of Tiburon. The Martha property is under County jurisdiction, so this policy is not applicable.

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Policy OSC-6	The Town prefers c Clustering of lots in new subdivision design to maximize the preservation of open space to the greatest extent feasible. However, where the Town determines that a project would better conform to the goals and policies of the General Plan, "estate lot" type development (i.e., large homes on large lots) may be considered. Easement, deed restriction, or other appropriate mechanism acceptable to the Town shall be used to preserve open space within common areas or individual lots.	
Open Space Continuity Policies		
Policy OSC-7	Where possible, land that is proposed for preservation as permanent open space shall be contiguous to existing open space and/or open space areas that may in the future be permanently preserved.	
Policy OSC-8	Where appropriate, Require <u>undeveloped greenbelts shall be required</u> to separate development areas or to link open space areas <u>where appropriate</u> .	
Implementing Programs for Prime Open Space Preservation		
Program OSC-a	Applicants shall be r Required <u>applicants</u> to demonstrate that proposals for development minimize environmental impacts and comply with the General Plan and applicable regulations, ordinances, and guidelines. The Town shall require that an assessment of environmental constraints <u>that addresses applicable topics identified by California Environmental Quality Act and Prime</u> Open s Space characteristics, <u>including those associated with aesthetics, biological resources, and cultural and tribal cultural resources,</u> be prepared prior to the submittal of Precise Development Plan applications for large undeveloped parcels.	
Program OSC-b	The Town shall r Review development applications that are submitted to the County and that are within the Town's sphere of influence and areas of interest in order to encourage conformance with Town policies, including minimizing the visual impact of development on surrounding hills visible from the Town.	

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Program OSC-c	<p>The Town shall r Require an environmental assessment for development proposed on sites that may contain sensitive biological resources, including wetlands, occurrences of special-status species and sensitive natural communities, native wildlife nurseries and nesting locations, and native wildlife movement corridors. The assessment shall be conducted by a qualified professional to determine the <u>presence, potential presence, or absence of any sensitive resources which could be affected by proposed development, shall provide an assessment of the potential impacts, and shall define measures for protecting to avoid significant adverse impacts to the resource and surrounding buffer habitat. The development project shall be required to implement feasible measures to avoid or, if avoidance is not feasible, reduce significant adverse impacts.</u></p>	
Program OSC-d	<p>Where hillslope stabilization is proposed as part of development proposals, or wherever such stabilization is required by the Town to protect public safety, the Town shall require the project to evaluate all slope repair-related modifications such as the secondary impacts of subsurface drainage on site and watershed ecological communities, including special-status species, sensitive natural communities, and wetlands. In the event impacts are likely, modifications to the proposed project shall be considered. In the event avoidance and project modification are infeasible, appropriate on- or off-site habitat mitigation shall be required prior to project approval, as mandated by the State and federal regulatory agencies.</p>	
Program OSC-e	<p>The Town shall establish a clearinghouse of information for public use related to protection of sensitive biological and wetland resources, maintain contacts for agencies responsible for their protection, and encourage programs dedicated to the restoration and management of the remaining natural area.</p>	<p>This has not occurred and should be deleted.</p>
Program OSC-f	<p>The Town shall c Consider revising and expanding the Tiburon Tree Ordinance to provide protection of both individual trees and native woodlands. Factors to consider in expanding the current ordinance include the importance of protecting smaller sapling trees and balancing their protection against those</p>	<p>Chapter 15 (Views & Sunlight Obstruction from Trees) was added to allow for tree trimming to preserve views.</p>

ID	Text	Implementation Status/Staff Evaluation
	of designated “protected trees”, defining critical management guidelines necessary to maintain healthy woodlands, and methods to encourage natural regeneration in woodland habitats.	
Ridgeline Policies		
Policy OSC-9	<p><u>Protection of predominantly undeveloped ridgelines shall have the highest priority in balancing open space interests with development interests.</u> Undeveloped ridgelines have overriding visual significance to the Town. In balancing open space interests with development interests, the protection of predominantly undeveloped ridgelines shall have the highest priority.</p>	Reformatting existing language.
Policy OSC-10	<p><u>Setbacks from Tiburon Ridge.</u> Development and the construction of buildings and yard improvements associated with development, including landscaping and trees, shall be set back <u>from either side of Tiburon Ridge as established in Figure XX:</u></p> <p style="padding-left: 40px;"> 1) -a minimum of 150 horizontal feet of either side of Tiburon Ridge, and 2) a minimum of 50 vertical feet of either side of Tiburon Ridge, <u>measured from the highest point of the roofline of a structure or tree.</u> </p> <p><u>If strict application of these requirements prevents all reasonable use of the property, encroachment into the setbacks may be allowed provided that structures are limited to a maximum 15 feet in height, as defined by the Tiburon Zoning Ordinance, and provided that both horizontal and vertical encroachment are minimized.</u></p>	<p>Recommend combining OSC-10 and -11 into a single program. Having development-related regulations in the General Plan is not recommended (other than densities and FARs required by state law). Recommend adding a new program (below) that would call for the preparation of hillside zoning regulations to codify these regulations and subsequently allow removal of this program from the General Plan.</p>
Policy OSC-11	<p>Development and the construction of buildings and yard improvements associated with development, including landscaping and trees, shall be set back a minimum of 50 vertical feet of either side of Tiburon Ridge, measured from the highest point of the roofline of a structure or tree.</p> <p>If strict application of policies OSC-10 and OSC-11 prevents all reasonable use of the property, encroachment into the setbacks may be allowed provided that structures are limited to a maximum 15 feet in height, as defined by the</p>	

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	Tiburon Zoning Ordinance, and provided that both horizontal and vertical encroachment are minimized.	
Policy OSC-12	<p>Development shall be set back from Significant Ridgelines <u>as established in Figure XX</u>. Setbacks shall be based on an evaluation of the following characteristics: local and regional visual prominence, ability to connect to existing or potential open space, potential to act as a neighborhood separator, views of and views from, length, height, presence of trees, presence of unusual physical characteristics, highly visible open slopes, significant vegetation, sensitive habitat, special silhouette or back-drop features, difficulty of developing or accessing, and integrity of the ridgeline land form.</p> <p>In evaluating Significant Ridgelines for protection, all characteristics identified in Policy OSC-12 should not be judged equally. Significant Ridgelines that have a high visual prominence, have the potential to connect to the Tiburon Ridge Trail, or have a distinct ridgeline land form, such as those found at the eastern terminus of the Tiburon Ridge, should be afforded greater protection than those that have low visibility, do not connect to the Tiburon Ridge, or do not have distinct ridgeline land forms.</p> <p><u>If strict application of these requirements prevents all reasonable use of the property, encroachment into the setbacks may be allowed provided that structures are limited to a maximum 15 feet in height, as defined by the Tiburon Zoning Ordinance, and provided that both horizontal and vertical encroachment are minimized.</u></p>	Recommend defining and codifying the ridgeline setbacks in the Zoning Code as a subsequent program.
Policy OSC-13	Roads and utilities constructed along or across the Tiburon Ridge or Significant Ridgelines <u>as established in Figure XX</u> shall be strongly discouraged. If no other vehicular access is viable, crossing of ridges shall be minimized and shall be as near to perpendicular to the ridgeline as possible.	
Implementing Programs for Ridgeline Policies		
New Program 1	Amend the Zoning Ordinance to incorporate the required setbacks from significant ridelines contained in Policies OSC-10 and -12, limitations on	Recommended new program to create more objective hillside

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	development of steep slopes in Policy OSC-17, and the objective hillside development standards from the Design Guidelines for Hillside Dwellings.	development standards for than currently exist in the 1981 Hillside Guidelines.
Steep Slope Policies		
Policy OSC-27	The Town shall Strongly discourage development on slopes exceeding 40%.	See proposed New Program 1 above.
Grading Policies		
Policy OSC-35	Keep grading to the maximum extent feasible, grading shall be kept to a minimum to the maximum extent possible and every effort shall be made to retain the natural features of the land including ridges, rolling landforms, knolls, vegetation, trees, rock outcroppings, and water courses.	
Policy OSC-36	Avoid. The Town values the retention of natural landforms. Therefore, site grading that is not required by the Town's Landslide Mitigation Policy is to be avoided to the maximum extent feasible <u>to retain natural landforms.</u>	
Policy OSC-37	Where grading is required to stabilize areas of geologic instability, its Restore natural vegetation and habitat shall be restored to the graded area to the maximum extent feasible <u>where grading is required to stabilize areas of geologic instability.</u>	
Policy OSC-38	Where grading is required, it shall be performed in a manner which minimizes, to the maximum extent feasible, the impact on adjacent properties, water quality, and air quality <u>where grading is required.</u>	
Policy OSC-39	Slopes created by grading shall be at a slope angle determined to have long-term stability for the materials being used, not exceeding 30 percent wherever possible. Final contours and slopes shall reflect natural land features, including natural vegetation.	
Policy OSC-40	The visual impact of retaining walls and similar engineering elements shall be reduced in size and scope to the maximum extent feasible by minimizing their use <u>unless necessary as a foundation to reduce above-grade building mass</u> and requiring appropriate visual screening.	Design guidelines support the cutting into hillsides to preserve views and reduce the appearance of mass at the street.

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View Policies		
Policy OSC-28	Identify and preserve principal vistas, view points, and view corridors on land subject to affected by development shall be identified and preserved to the maximum extent feasible.	Suggest removing "on land" since Tiburon vistas are also of and from the water.
Policy OSC-29	Protect Open space views from key roadways, including Tiburon Boulevard, Trestle Glen Boulevard, and Paradise Drive, shall be protected through the permitting process.	
Policy OSC-30	Development shall be encouraged development in areas where it least interferes with views of and views from open space to the maximum extent feasible.	
Policy OSC-31	The preservation of visual qualities, views, and the view potential of the natural and built environment shall be a major consideration of the Town in any development project review to ensure that the visual character of the <u>Planning Area is maintained, and that the quality of public views are not substantially degraded.</u>	
Policy OSC-32	The Town shall protect visual access to the bayfront and scenic vistas of water and distinct shorelines through its land use and development review procedures, to the greatest extent feasible.	
Open Space and Trail Management Policies		
Policy OSC-41	The Town shall encourage conservation and education uses of its public open space lands and may authorize or provide conservation and education <u>facilities, including nature trails, interpretive exhibits, day camps, nature study areas and other related facilities in areas where the impacts on the natural environment will be minimal.</u>	Recommend combining Policies OSC-41 and 42.
Policy OSC-42	The Town may authorize or provide conservation and education facilities, including nature trails, interpretive exhibits, day camps, nature study areas and other related facilities in areas where the impacts on the natural environment will be minimal.	

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Policy OSC-43	The Town shall e Encourage and seek agreements with other governmental jurisdictions such as County, State, Federal and other agencies <u>and non-profit organizations</u> for funding, acquisition, maintenance and use of open space areas.	POST has suggested better integration of the County and Town open space, including vegetation management, habitat protection and trail connections, and inclusion of non-governmental open space land holders like the Landmarks Society.
Policy OSC-44	The Town shall e Encourage and promote cooperation and participation of private groups, organizations, and individuals in the planning, operation and preservation of open space lands as deemed necessary.	
Policy OSC-45	The Town shall, where desirable, c Coordinate the use of its open space lands with other public and quasi-public lands that are contiguous or otherwise inter-related to Town open space <u>where desirable</u> .	
Policy OSC-46	The Town may e Engage in or authorize landscape restoration and/or enhancement programs where the natural landscape has been altered or degraded and when funding and resources allow on its <u>Town</u> open space land.	
Implementing Programs for Prime Open Space <u>and Trail</u> Management		
Program OSC-g	The Town shall develop and adopt an <u>Implement the adopted</u> Open Space M management program <u>Plan</u> that identifies maintenance projects and funding sources.	Edits to change from preparation of the OS management plan to implementation of the adopted plan.
New Program 2	Provide improved trail signage to the public open space, including information on trail safety and identifying/protecting habitat for endangered species.	Public input has suggested better trail signage, including information about recognizing and protecting habitat for endangered species and about trail safety.
New Program 3	Evaluate the potential for an off-road trail connection between the Town's public open space and Downtown/Tiburon Boulevard, securing trail easements over private property where possible.	There have been suggestions from the public for connection of the open space trail network to Downtown.

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Invasive Species Policies		
Policy OSC-64	The use of native plants for landscaping shall be encouraged and the planting of invasive, exotic species shall be discouraged.	
Policy OSC-65	The removal of invasive, exotic species, such as broom and pampas grass, shall be required as a condition of approval for new developments.	
Policy OSC-66	New developments shall be required to ensure ongoing removal of invasive, exotic species through homeowners associations, covenants, conditions and restrictions (CC&Rs), or other appropriate mechanisms.	
Policy OSC-67	The Town shall encourage homeowners associations to disseminate information about the harmful effects of invasive exotic species in landscaping.	Revised as a program.
Implementing Programs for Invasive Species		
Program OSC-q	The Town shall e ncourage homeowners associations to disseminate information about the harmful effects of invasive exotic species in landscaping.	Former Policy OSC-67
RESOURCE CONSERVATION		
Water and Shoreline Area Policies		
Policy OSC-14	Use of open water shall be l imited use of open water areas to landings for boats and ferries; boating, swimming, fishing; and parks.	
Policy OSC-15	Maintenance and replacement of lawfully existing structures built over San Francisco Bay (bayward of the mean high tide line) may be permitted. However, with the exception of piers, docks, and public access facilities approved by the Bay Conservation and Development Commission (BCDC), expansion of existing structures or construction of new structures that would result in new filling of San Francisco Bay shall be prohibited.	
Policy OSC-16	The Town shall p reserve and enhance the diversity of wildlife and aquatic habitats found in the Planning Area bayfront lands, including tidal marshes,	

ID	Text	Implementation Status/Staff Evaluation
	seasonal marshes, lagoons, wetlands, and low-lying grasslands over historical marshlands.	
Policy OSC-17	Development shall not encroach into sensitive wildlife habitats, limit normal range areas, or create barriers to wildlife that cut off or substantially impede access to food, water, or shelter, or cause damage to fisheries or fish habitats. Access to environmentally sensitive marshland and adjacent habitat shall be restricted, especially during spawning and nesting seasons.	
Policy OSC-18	Preserve and/or expand freshwater habitats in the bayfront areas associated with freshwater streams and small former marshes should be preserved and/or expanded so that the circulation, distribution, and flow of the fresh water supply are facilitated.	
Policy OSC-19	Those areas underlain by deposits of "young muds" should be r <u>Reserved those areas underlain by deposits of "young muds" for water-related recreational opportunities, habitat, open space, or limited development subject to approval by the Corps of Engineers and other trustee agencies.</u>	
Wetland Policies		
Policy OSC-20	Provide B <u>buffer zones of at least 100 feet shall be provided, to the maximum extent feasible, between development and wetland areas to the maximum extent possible.</u>	Recommend this policy be replaced with a regulation in the Zoning Ordinance, called for in New Program 4 below.
Policy OSC-21	Development and construction shall comply with all federal and state regulations regarding jurisdictional waters and wetlands.	
Streams and Riparian Corridor Policies		
Policy OSC-22	In its review of applications for development, the Town shall r <u>Require open space buffers of at least 50 feet on each side of the top of the bank of perennial, intermittent, and ephemeral streams on properties less than five acres and of at least 100 feet on each side of the top of the bank on properties greater than five acres, to minimize disturbance of natural vegetation and maintain the environmental and scenic attributes of the corridor. Where</u>	

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	modification of corridors is required for flood control or crossings, such modification shall be made in an environmentally sensitive manner that enhances, replaces or retains vegetation.	
Implementing Programs for Wetlands, Streams and Riparian Corridor Policies		
New Program 4	Amend the Zoning Ordinance to incorporate wetland and streamside development setbacks.	Again, preferable to have development regulations in the Zoning Code.
Flood-Prone Area Policies		
Policy OSC-23	New subdivisions shall Avoid construction on lands that are shown to be within the 100-year flood hazard zone as shown on the current FEMA Flood Rate Insurance Map.	These will be updated with new/revised sea level rise policies in the Safety Element.
Policy OSC-24	Areas defined as floodplain should serve the dual purpose of habitat and flood protection.	
Wildlife and Habitat Preservation Policies		
Policy OSC-25	A diversity and abundance of wildlife, <u>plant</u> , and marine life shall be protected and maintained. The Town shall strive to preserve and protect to the greatest extent feasible wildlife, <u>plant</u> , and <u>marine</u> habitat in the open spaces, shoreline, marshes, mudflats, and other biologically sensitive areas.	
Policy OSC-26	To the maximum extent feasible, and as required by federal and state laws, development and construction shall not <u>have a significant adverse effect</u> special-status species or <u>sensitive natural</u> pecial communities.	
Tree Policies		
Policy OSC-33	<u>Preserve</u> Protect trees, as defined in the Municipal Code, tree stands, and tree clusters shall be preserved to the maximum extent feasible.	
Policy OSC-34	The Town shall <u>Protect</u> natural habitat, and natural wooded areas shall be preserved to the maximum extent feasible.	
Historical and Cultural Resource Policies		

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Policy OSC-47	The Town shall protect significant geological, ecological, archaeological, <u>tribal cultural</u> , and paleontological resources and historic sites.	
Policy OSC-48	The Town shall strive to preserve and protect structures and properties which have historical, cultural, aesthetic, or other special character or interest to the Town.	
Implementing Programs for Preservation of Historical and Cultural Resources		
Program OSC-h	The Town shall create and <u>consider</u> adopting an overlay zone for the area containing the Town's Inventory of Local Historical Buildings and adopt additional protection measures for the structures identified in the Inventory.	Edits to make the adoption discretionary, not mandated.
Program OSC-i	<p>The Town shall either establish an inventory of sites which have known archaeological sites or the possibility of containing archaeological sites; or enter into an agreement with an outside entity which can provide similar services. Require that <u>Where sites have the possibility of containing archaeological resources, projects proposed for sites that have the possibility of containing cultural and tribal cultural resources resulting in ground disturbance sponsors shall be required to be evaluated by a qualified archaeologist prior to project approval and 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, notify contractors shall</u> to <u>cease construction activities upon encountering archaeological artifacts or human remains until proper authorities have been notified and a mitigation plan is developed.</u></p>	The requirement to create a publicly-available inventory of possible archaeological sites is not allowed by law. This information from the California Historical Resources Information System is provided by Sonoma State's Northwest Information Center. Also the current program only addresses inadvertent discovery, but should require projects that would result in ground disturbance on sites that are sensitive for cultural and tribal cultural resources to be surveyed by a qualified archaeologist prior to project approval and to implement measures to reduce or avoid impacts to any identified or inadvertently discovered cultural and tribal cultural resources.

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Water Supply Conservation Policies		
Policy OSC-49	Support the efforts of the Marin Municipal Water District (MMWD) to conserve the use of water through enforcement of the Town's water conservation ordinance requiring implementation of water conservation measures.	
Policy OSC-50	The Town shall coordinate planning activities with MMWD to ensure that both the Town and MMWD have the latest information with respect to land use and water supply planning.	
Policy OSC-51	Where impervious surface construction and storm drain system installation and/or hillside stabilization (e.g. landslide repair) are proposed as part of development proposals, or wherever such stabilization is required by the Town to protect public safety, the Town shall require project applicants to analyze the impacts of these drainage pattern modifications on groundwater recharge and on downslope water wells and their yields. In the event impacts are likely, modifications to the proposed project, including possible downsizing, should be <u>implemented to the extent feasible</u> considered .	
Implementing Programs for Water Conservation		
Program OSC-j	Revise the <u>Continue to implement the</u> Town's water conservation ordinance when required by changes in MMWD's water conservation ordinance <u>through</u> the review of new development proposals involving new landscaping.	
Water Quality Policies		
Policy OSC-52	Water quality should be maintained or enhanced in order to promote the continued environmental health of natural waterway habitats.	
Policy OSC-53	The Town shall continue to be an active member agency of the Marin County Stormwater Pollution Prevention Program (MCSTOPPP), <u>to implement best management practices, to reduce pollution being conveyed through storm water systems to the Bay</u> and to comply with federal and state water quality	Recommend turning this into program language (see new program below)

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	<u>regulations to reduce pollution being conveyed through storm water systems to the Bay.</u>	
Policy OSC-54	The Town shall promote the adoption and implementation of <i>Start at the Source-Design Guidance Manual for Stormwater Quality Protection</i> and the most recent follow-up publication <i>Using Site Design Techniques to Meet Development Standards for Stormwater Quality: A Companion Document</i> , both of which apply to new development and redevelopment projects. These documents stress the incorporation of runoff and other pollutant source controls into the project design process.	Recommend deletion since the manuals/documents cited are not longer the most recent.
Implementing Programs for Water Quality		
New Program 5	The Town shall c <u>ontinue to be an active member agency of the Marin County Stormwater Pollution Prevention Program (MCSTOPPP), to implement best management practices, to reduce pollution being conveyed through storm water systems to the Bay</u> and to comply with federal and state water quality regulations <u>to reduce pollution being conveyed through storm water systems to the Bay.</u>	Edited version of Former Policy OSC-53.
Air Quality Policies		
New Policy 1	<u>Implement the Bay Area Air Quality Management District's Clean Air Plan by applying BAAQMD's rules, best control measures and best management practices to construction, property maintenance, commercial operations and other applicable activities.</u>	More general policy statement than the specifics below.
Policy OSC-55	The Town shall participate in efforts to voluntarily reduce activities that pollute on Spare the Air days and help publicize Spare the Air day activities.	Revise as a program.
Policy OSC-56	The Town shall promote the reduction of particulate matter from construction sites, roads, parking lots, and other sources through <u>requiring development projects to implement best management practices (BMPs).</u>	Revise as a program.

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Policy OSC-57	The Town shall require the use of feasible control measures to reduce PM ₁₀ , NO _x , and diesel particulate matter related to <u>development, including construction and operational phases</u> activities.	Revise as a program.
New Policy 2	Air Quality Impacts to Sensitive Receptors. Minimize exposure of sensitive receptors to concentrations of air pollutant emissions, toxic air contaminants, and odors.	Recommended by environmental consultant.
Policy OSC-58	The Town shall, through implementation of Circulation Element policies, encourage the reduction of the number of single-occupant vehicle trips and cumulative emissions that result from auto use.	
Implementing Programs for Air Quality		
Program OSC-k	Consider the adoption of a wood smoke ordinance to reduce the emission of particulate matter into the air.	Regulation of wood stoves and fireplaces is now in the building code.
New Program 6	The Town shall participate in efforts to voluntarily reduce activities that pollute on Spare the Air days and help publicize Spare the Air day activities.	Former Policy OSC-55
New Program 7	The Town shall promote the reduction of particulate matter from construction sites, roads, parking lots, and other sources through requiring development projects to implement best management practices (BMPs).	Former Policy OSC-56
New Program 8	Review all development and infrastructure projects for potential air quality impacts to residences, congregate housing, schools, and other sensitive receptors. Staff shall ensure that mitigation measures and best management practices are implemented to reduce significant emissions of criteria pollutants to the greatest extent feasible.	Recommended by environmental consultant.
New Program 9	The Town shall require the use of feasible control measures to reduce PM ₁₀ , NO _x , and diesel particulate matter related to development, including construction and operational phases.	Former Policy OSC-57
Program OSC-l	The Town shall pursue the gradual replacement of the Town's vehicle fleet with zero or low emission vehicles, where appropriate. When replacing	

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	<u>vehicles in the Town's fleet, give priority to electric and zero emissions vehicles, as feasible, with the goal of achieving a zero-emissions fleet by 2030.</u>	
Program OSC-m	The Town shall attach BMP conditions to permits that are issued by the Town, as appropriate.	This program is too generic to be useful.
Solid Waste and Recycling Policy		
Policy OSC-59	The Town shall strive <u>continue</u> to meet or exceed waste diversion and <u>food recovery</u> targets set by the state.	
New Policy 3	Maximize recycling, composting, reuse, waste reduction and food recovery within municipal operations and at public parks and facilities	
New Policy 4	Environmentally Preferable Purchasing. For Town purchases, continue to give preference to purchasing products that are recyclable, made from recycled materials, and minimize packaging.	
Policy OSC-60	The Town shall require as a condition of approval of use permits that businesses prepare and implement waste management plans to maximize recycling, and <u>food recovery and minimize disposal of organic waste</u> where appropriate.	Revise as a program.
Implementing Programs for Solid Waste Reduction		
New Program 10	The Town shall Require as a condition of approval of use permits that businesses prepare and implement waste management plans to maximize recycling, and food recovery and minimize disposal of organic waste where appropriate.	Former Policy OSC-60
Program OSC-n	Recycling bins shall be placed adjacent to refuse cans on the Town's public property, with special emphasis on high traffic areas, such as Shoreline Park and the Richardson Bay Lineal Park. <u>Provide sufficient recycling and composting bins for public and staff use.</u>	
Program OSC-o	The Town shall continue to be an example and a resource for the community in recycling by continuing programs such as the construction debris program, household battery program and by reducing the waste of resources in	

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	conducting the Town's business. <u>Work with the Town's waste hauler to develop and implement programs to increase recycling of materials and food recovery and reduce disposal of organic waste.</u>	
Green Building Policies		
Policy OSC-61	The Town shall continue to pursue opportunities to improve energy efficiency and reduce resource consumption in Town-owned facilities and operations.	
Policy OSC-62	The Town shall apply green building principles to the design, construction, and operation of new Town and Town-sponsored facilities to provide long-term cost savings and to serve as an example for the community.	
Policy OSC-63	The Town shall integrate energy efficiency, conservation, and other green building incentives into the zoning permit and building permit processes.	
Implementing Programs for Green Building		
Program OSC-p	The Town shall develop an ordinance or guidelines for outlining green building principles. <u>Consider adopting green building regulations for new construction and building remodels and additions that exceed minimum State building and energy code requirements.</u>	Edits to push green building requirements beyond those of the State minimums.
Climate Change Policies		
New Policy 5	Emissions Reduction Goals and Strategies. Establish reduction targets for greenhouse gas emissions and actively implement local strategies to reduce emissions and the effects of climate change.	New section on Climate Change, tying in the Town's Climate Action Plan.
New Policy 6	Emissions Reduction Targets. Implement strategies to achieve reductions in greenhouse gas emissions at least 40% below 1990 levels by 2030, consistent with State law.	
New Policy 7	Climate Action Plan. Implement the Town's Climate Action Plan and periodically update the plan to incorporate new emission reduction targets, strategies, and best practices.	

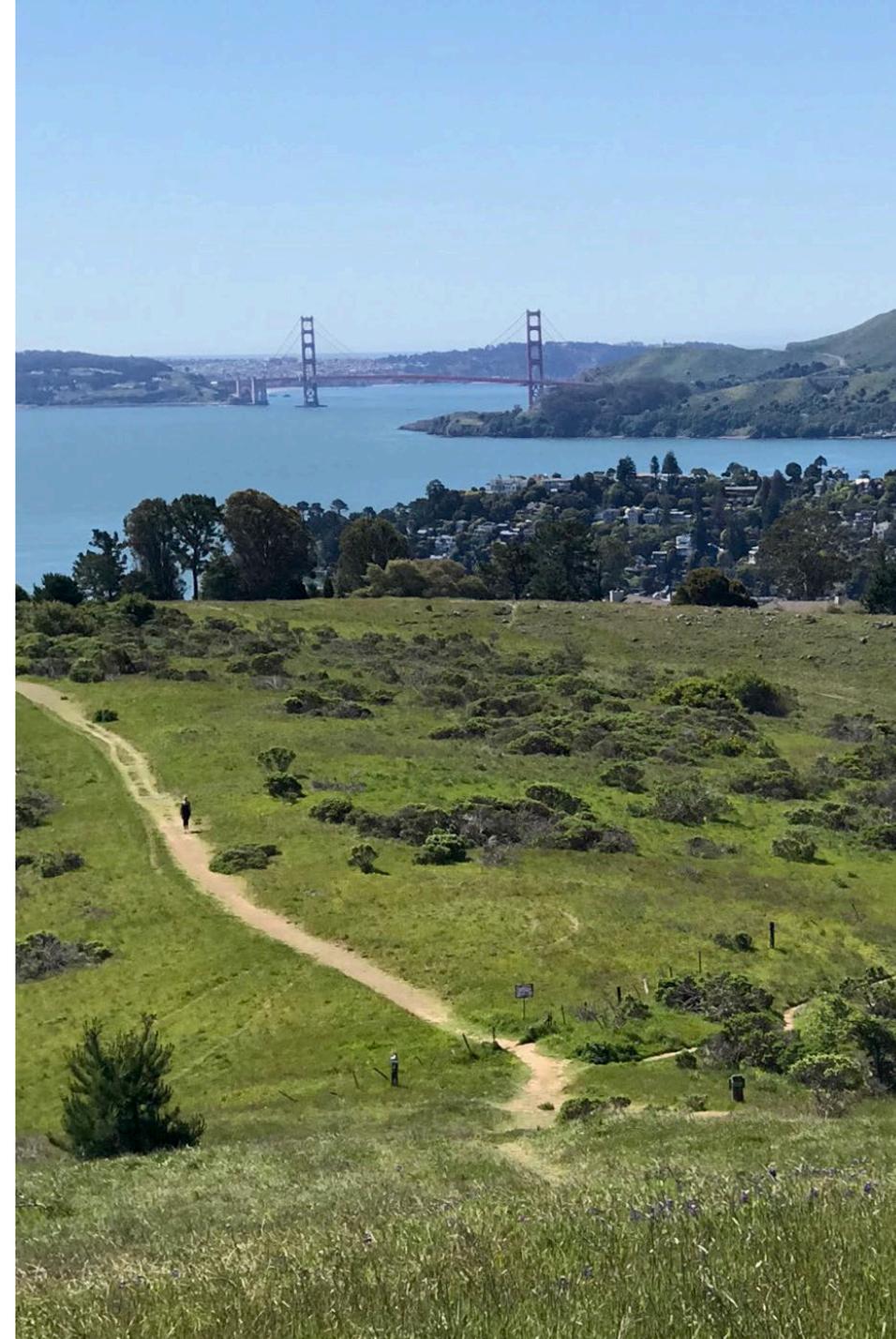
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New Policy 8	Monitoring Emissions. Periodically update the greenhouse gas emissions inventory for community and government operations emissions to track progress in reducing emissions and implementing the Climate Action Plan.	
New Policy 9	Public Education. Educate the community on the impacts of climate change and actions individuals and businesses can take to reduce greenhouse gas emissions, shift to renewable energy and zero emission vehicles, reduce waste and water use, and adapt to climate change.	

NEXT STEPS

- Town Council meeting in September to discuss policy alternatives
- Draft General Plan in March 2022

General Plan Update

- June 23 Planning Commission review of Downtown Element
- Check the website often for workshop registration, new surveys, draft documents
- Sign up for the mailing list at [CreateTiburon2040.org](https://www.createtiburon2040.org)



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