

# Town of Tiburon

## STAFF REPORT



AGENDA ITEM \_\_\_\_\_

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TO: **PLANNING COMMISSION**

FROM: **DANIEL M. WATROUS, PLANNING MANAGER**

SUBJECT: **FILE #30302: SCOPING SESSION FOR AN ENVIRONMENTAL IMPACT REPORT (EIR) TO BE PREPARED FOR A PROPOSED FIVE LOT RESIDENTIAL DEVELOPMENT(LING PRECISE DEVELOPMENT PLAN); STONY HILL ROAD; JOE LING, ET AL, OWNERS; ASSESSOR'S PARCEL NO. 55-261-10**

MEETING DATE: **MAY 26, 2004** REVIEWED BY: SA

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### PROJECT DATA

Address:	Stony Hill Road
Assessor's Parcel Number:	55-261-10
File Number:	30302
Lot Size:	5.6 Acres
General Plan:	Medium Low Density Residential
Zoning:	RPD
Current Use:	Vacant/Undeveloped
Owners:	Joe Ling, et al
Applicant:	William Verelley
Date Complete:	February 20, 2004

### PROJECT DESCRIPTION

The proposed project involves the securing of all zoning, annexation, building, and subdivision entitlements for the subdivision of a currently undeveloped 5.6 acre site into five single-family residential lots, and the construction of homes and ancillary residential improvements thereon. Lot 1 would have an area of 2.10 acres; Lot 2 would have an area of 0.90 acres; Lot 3 would have an area of 0.67 acres; Lot 4 would have an area of 0.58 acres; and Lot 5 would have an area of 1.22 acres.

The site consists of an irregularly-shaped parcel located at the end of Stony Hill Road to the southeast of Gilmartin Drive, above Tiburon Boulevard and Mantegani Way. The property slopes generally from northeast to southwest. A Town-designated ridgeline extends along the northwestern end of the property. Slopes on the site range from near level to over 40%.

The proposed project would be served by an extension of Stony Hill Road within an existing 50 foot wide right-of-way connecting to Gilmartin Drive. The access road would terminate at a new cul-de-sac. The roadway extension would also provide access via an existing driveway easement to a newly constructed off-site home at 15 Mantegani Way. The applicant intends to



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offer the roadway extension for dedication to the Town. Individual driveways would connect each of the five proposed lots to the roadway extension.

The topography of the existing undeveloped property is characterized by a designated ridgeline on the northerly end of the site near the current end of Stony Hill Road, with the remainder of the site sloping down to the south. Vegetation on the site consists primarily of French broom, with small areas of non-native grassland. Oak trees are located in small areas of the upper and lower sections of the site. A proposed 20 foot wide public access easement would provide pedestrian access from the cul-de-sac on the proposed Stony Hill Road extension to the public open space adjacent to the southeast boundary of the property. Approximately 48% of the site is proposed as open space (either private common open space or dedicated private open space) with no structural improvements.

Much of the site is underlain by a landslide that would be stabilized as part of this project. Approximately 50,000 cubic yards of material would be excavated and replaced as part of the landslide repair. The remainder of the grading proposed for the project would require 1,813 cubic yards of cutting and 1,656 cubic yards of filling.

The Ling Precise Development Plan is the primary entitlement for this project under CEQA and all other permits will be trailing permits as defined by CEQA. The Precise Development Plan would establish the following building envelopes and other planning limitations for the future lots:

- Lot 1 would be situated in the northernmost portion of the site, accessed by the first driveway on the left side of the proposed roadway extension, with a 23,787 square foot primary building envelope.
- Lot 2 would be situated immediately to the southwest of Lot 1, at the left side of the proposed roadway cul-de-sac, and would have a 23,021 square foot primary building envelope.
- Lot 3 would be situated to the southeast of Lot 2, at the right side of the proposed roadway cul-de-sac, with a 14,503 square foot primary building envelope.
- Lot 4 would be situated immediately to the northwest of Lot 3, with a 14,737 square foot primary building envelope.
- Lot 5 would be situated immediately to the northwest of Lot 4, accessed by the first driveway on the right side of the proposed roadway extension, with a 9,455 square foot primary building envelope.

Each of the five proposed lots would have a smaller secondary building envelope beyond the primary building envelope, with private open space areas beyond. Each lot is intended to be developed with a single-family residence 4,200 to 5,000 square feet in size. An open space and pedestrian easement would connect the end of the proposed roadway cul-de-sac to adjacent Town-owned open space to the east.

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### ENVIRONMENTAL ANALYSIS

The applicant has prepared a series of studies that analyze the existing environmental conditions of the property, estimate some of the impacts of the proposed project, and propose mitigation measures to address these potential impacts. These studies include analysis of the geology, hydrology, biology, archeology, and visual analysis of the site and the proposed project. Copies of these preliminary studies are available for review at the Planning Division.

It is anticipated that the primary subjects of focus for the environmental review of this project will be traffic and circulation, geology, noise, aesthetics and drainage.

- Geological: Several landslide complexes exist on the site, covering much of the center of the property and the northern corner of the site. Improvements necessary to mitigate these landslide areas and other soil conditions shall be evaluated. Extensive excavation and recompaction is proposed
- Traffic and circulation: The connections of the proposed private street and driveway to Gilmartin Drive, and the impacts of additional traffic caused by the proposed project on the intersections of Stony Hill Road and Gilmartin Drive and Gilmartin Drive and Tiburon Boulevard, need to be evaluated for potential safety and traffic level impacts.
- Aesthetics: The appearance of the five future homes on the site shall be evaluated from the existing residential areas surrounding the site.
- Drainage: Drainage from the site shall be evaluated for downstream impacts between the subject property and Richardson Bay.
- Noise: Project construction noise impacts on homes in the vicinity will be evaluated.
- Cumulative Impacts: The impacts of the proposed project must be also be evaluated in light of the future development of other properties on the Tiburon Peninsula. In particular, traffic impacts and the ability of utility facilities to provide adequate service to this area need to be examined.

Most of the other potential impacts which may be caused by the proposed project would likely be those typically associated with the construction of a 5-unit housing project.

The EIR will provide a thorough analysis of the existing conditions and review of the information prepared by the applicant. Other potentially significant impacts would also be analyzed within the EIR, but in less detail. Studies provided by the applicant will be peer reviewed by the EIR consultant or his subconsultants.



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### **ROLE OF THE SCOPING SESSION**

The California Environmental Quality Act (CEQA) and the Town of Tiburon Environmental Review Guidelines describe the procedures for the preparation of an Environmental Impact Report. To insure that the EIR addresses all pertinent environmental issues related to the project, CEQA provides for scoping sessions to be held at the beginning of the review process. The scoping session helps to identify the range of actions, alternatives, mitigation measures and significant effects to be analyzed in depth by the EIR. The scoping session is set at a public meeting to solicit input from the Planning Commission and the public regarding how these issues are addressed in the EIR.

To be included within the scope of the EIR, CEQA requires that substantial evidence be presented which supports a fair argument that potentially significant impacts would be caused by the project. Speculation about potential impacts which is founded upon hearsay, conjecture and/or other unsubstantiated evidence cannot be used to require study of additional areas by the EIR.

The Town has selected a consultant (Leonard Charles & Associates) to prepare the initial study and EIR. The initial study has been prepared and circulated for review. Once the scoping session is completed, work will continue on the EIR. Mr. Charles or his representative will be present at the scoping meeting.

### **RECOMMENDATION**

Staff recommends that the Planning Commission conduct the scoping session, take public testimony on this item and give direction regarding the issues to be addressed in the Environmental Impact Report to be prepared for the proposed project.

### **EXHIBITS**

1. Project description and Open Space and Conservation Element assessment
2. Initial Study (previously distributed)
3. Submitted plans