

# Town of Tiburon

## STAFF REPORT



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

.....

TO: **PLANNING COMMISSION**

FROM: **SCOTT ANDERSON, DIRECTOR OF COMMUNITY DEVELOPMENT**

SUBJECT: **GENERAL PLAN UPDATE: SCOPING SESSION FOR AN ENVIRONMENTAL IMPACT REPORT (EIR) TO BE PREPARED FOR A COMPLETE UPDATING OF THE TIBURON GENERAL PLAN**

MEETING DATE: **OCTOBER 27, 2004** \_\_\_\_\_

.....

### PROJECT DESCRIPTION

The proposed project is the complete updating of all elements of the Tiburon General Plan. The project description is set forth on pp. 4-8 of the Initial Study Checklist, attached **Exhibit 1**.

### ENVIRONMENTAL ANALYSIS

Town Staff has previously determined that an environmental impact report will be required for the project.

The Initial Study Checklist (at page 9) identifies the potential for impact in all of the environmental factors listed in the checklist, with the exception of Agricultural Resources and Mineral Resources. All of the affected environmental factors will be addressed in the EIR. This EIR will be a "program-level" EIR, as opposed to a "project-level" EIR, which is more commonly seen by the Planning Commission. Rather than analyzing a specific project to be built, this EIR will analyze potential impacts from a series of goals and policies that will be used to guide future development and Town decision-making. The environmental review is more general, and the level of detail contained in program-level EIRs is necessarily less, than would typically be found in an EIR that analyzes a specific development project.

### 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.



# Town of Tiburon

## STAFF REPORT

---

In order 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 retained the firm of Nichols-Berman to prepare the environmental impact report for the General Plan update. A representative from Nichols-Berman 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 provide direction regarding any additional issues that it believes should be addressed in the EIR.

### **EXHIBITS**

1. Environmental Checklist for Initial Study.
2. Compendium of draft goals, policies and programs for General Plan 2020.