

Town of Tiburon

STAFF REPORT



AGENDA ITEM _____

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TO: **PLANNING COMMISSION**

FROM: **KEVIN BRYANT, ADVANCE PLANNER**

SUBJECT: **RECOMMENDATION TO TOWN COUNCIL OF ADOPTION OF TIBURON
GENERAL PLAN, *TIBURON 2020*, AND CERTIFICATION OF
ENVIRONMENTAL IMPACT REPORT**

REPORT DATE: **AUGUST 18, 2005**

MEETING DATE: **AUGUST 24, 2005** REVIEWED BY: SA

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BACKGROUND

The Town of Tiburon commenced a comprehensive update of the 1989 General Plan in the summer of 2002 by conducting a public participation program which included a survey and workshops. The Planning Commission and Town Council then reviewed each element of the General Plan, making recommendations for new and revised goals, policies, and programs.

Following this process, the Community Development Department prepared a Public Review Draft General Plan in February 2005. This draft was the subject of public hearings before the Planning Commission and Town Council in March 2005. In addition, the Public Review Draft was the subject of a Draft Environmental Impact Report (DEIR) that was issued in May 2005.

A Final Draft of *Tiburon 2020* was prepared in August 2005 to reflect the comments made on the Public Review Draft by the Town Council, Planning Commission, and the public. Also included in the Final Draft are policies and programs which are identified as mitigation measures in the DEIR.

ANALYSIS

Purpose of the Planning Commission Hearing

The purpose of this hearing is to take any remaining testimony on the Final Draft of the General Plan, to make any final recommendations on the contents of the General Plan, and to recommend to the Town Council certification of the Final Environmental Impact Report and adoption of *Tiburon 2020*.

Public Comments

As of the date of this Staff report, two comment letters have been received on the General Plan (Exhibits 4 & 5):



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1. Richard B. Collins, July 1, 2005
2. Shute, Mihaly & Weinberger LLP, August 5, 2005

Additionally, two of the letters submitted on the Draft Environmental Impact Report included comments on the merits of the General Plan (Exhibits 6 & 7). Those letters were from:

1. Marin Audubon Society, July 1, 2005
2. Bay Area Air Quality Management District, July 5, 2005

Staff has reviewed the comments received on the General Plan and, based on these comments, included recommended revisions to the Final Draft General Plan. These recommended revisions are included in Exhibit A of the draft resolution (Exhibit 3 to the Staff report).

Environmental Impact Report

The Draft Environmental Impact Report for the General Plan Update was released for public comment on May 20, 2005; the Planning Commission held a public hearing to hear testimony on June 22, 2005; and the public review period closed on July 5, 2005. No testimony was received at the Planning Commission hearing and three comment letters were received during the public comment period.

The Response to Comments to the Draft Environmental Impact Report is included as Exhibit 2 to the Staff report. Included with the Response to Comments is a draft Mitigation Monitoring Program.

RECOMMENDATION

Staff recommends that the Planning Commission hold a public hearing, consider any testimony on the adoption of the General Plan and/or certification of the Final Environmental Impact Report, and adopt the draft resolution to recommend:

1. That the Town Council certify the Final Environmental Impact Report for the General Plan Update, which comprises the Draft Environmental Impact Report, dated May 2005, and the Response to Comments to the Draft Environmental Impact Report, dated August 2005.
2. That the Town Council adopt the Mitigation Monitoring Program included in the Response to Comments to the Draft Environmental Impact Report, dated August 2005.
3. That the Town Council adopt the Final Draft General Plan, *Tiburon 2020*, dated August 2005, with the revisions identified in Exhibit "A" and incorporated herein.

EXHIBITS

1. *Tiburon 2020*, Final Draft (Annotated) General Plan, August 2005 (previously provided to the Planning Commission)
2. Response to Comments to the Draft Environmental Impact Report, August 2005

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3. Draft Resolution
4. Letter from Richard B. Collins, dated July 1, 2005
5. Letter from Fran M. Layton, Shute, Mihaly & Weinberger LLP, dated August 5, 2005
6. Letter from Barbara Salzman, Marin Audubon Society, dated July 1, 2005
7. Letter from Jean Roggenkamp, Bay Area Air Quality Management District, July 5, 2005