

RESOLUTION 2005-xx

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE TOWN OF TIBURON RECOMMENDING TO THE TOWN COUNCIL
CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE
GENERAL PLAN UPDATE AND ADOPTION OF THE TIBURON GENERAL PLAN,
*TIBURON 2020***

WHEREAS, since 2002 the Town of Tiburon has undertaken a comprehensive update of the Tiburon General Plan; and

WHEREAS, the Town of Tiburon conducted a public participation program including workshops and a newsletter/survey; and

WHEREAS, the Planning Commission and Town Council have held public meetings to solicit public input on each element of the General Plan; and

WHEREAS, a Final Draft of the Tiburon General Plan, *Tiburon 2020*, has been prepared and released; and

WHEREAS, the Tiburon Planning Division determined that an Environmental Impact Report was required for the project pursuant to the California Environmental Quality Act; and

WHEREAS, in May 2005, a Draft Environmental Impact Report was completed and notice of such was posted, mailed, and advertised in the ARK newspaper to announce a 45-day period for review and comment; and

WHEREAS, in August 2005, the Response to Comments to the Draft Environmental Impact Report was prepared and presented to the Planning Commission; and

WHEREAS, notice of the public hearing on the adoption of the General Plan and certification of the Environmental Impact Report was published in the ARK newspaper on August 10, 2005 and other noticing was provided as required by law; and

WHEREAS, the Planning Commission did hold a duly noticed and advertised public hearing on August 24, 2005, at which testimony was received from the public; and

WHEREAS, the Planning Commission has considered the Draft Environmental Impact Report and the Response to Comments to the Draft Environmental Impact Report and finds that they have been completed in conformance with the California Environmental Quality Act; and

WHEREAS, the Planning Commission finds that the Final Draft of the Tiburon General Plan, *Tiburon 2020*, reflects the land use and development goals of the Town of Tiburon; and

WHEREAS, the Planning Commission finds that the Final Draft of the Tiburon General Plan, *Tiburon 2020*, complies with Government Code sections pertaining to general plans; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the Town of Tiburon does hereby recommend to the Tiburon Town Council as follows:

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" incorporated therein.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the Town of Tiburon held on August 24, 2005, by the following vote:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:

JOHN KUNZWEILER, CHAIRMAN
Tiburon Planning Commission

ATTEST:

SCOTT ANDERSON, SECRETARY

EXHIBIT “A”
 REVISIONS TO THE FINAL DRAFT GENERAL PLAN
 TIBURON 2020 (August 2005)

OPEN SPACE & CONSERVATION ELEMENT

Page	Land Use Element Goal, Policy or Program
3-4	<p><i>3.3 PRIME OPEN SPACE PRESERVATION</i></p> <p><u>Prime Open Space is open space that is worthy of permanent protection due to its characteristics and attributes. The intent of this section is to permanently protect Prime Open Space through the development review process to the maximum extent feasible.</u></p> <p>Although they are to be applied to all applications for development, Prime Open Space policies are intended to primarily achieve the objective of preserving the land with the highest open space value on lands subject to subdivision <u>or other development</u>, such as those that are designated Planned Development – Residential in the Land Use Element. Often, when designing a subdivision, a developer’s last consideration is what should be preserved as open space. This approach can result in land that has little value to the community being proposed as open space. <i>Tiburon 2020</i>’s Prime Open Space policies define which open space is valuable to the community. Developers are strongly encouraged to take into consideration all Prime Open Space policies before laying out roads, lots, and building envelopes within a proposed subdivision. Diagram 3.3-1 provides an overview of the location of <u>some, but not all, of the Prime Open Space characteristics.</u></p>
3-6	<p><i>OSC-7:</i> Where possible, land that is proposed for preservation as permanent open space shall be contiguous to existing open space and/or potential open space areas <u>that may in the future be permanently preserved.</u></p>
3-8	<p><i>OSC-13:</i> Roads and utilities constructed along <u>or across</u> the Tiburon Ridge or Significant Ridgelines 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.</p>
3-11	<p><i>OSC-20:</i> Buffer zones of at least 100 feet shall be provided, to the maximum extent feasible, between development and identified wetland areas.</p>
3-18	<p><i>OSC-33A:</i> The <u>The Town shall protect natural habitat, and natural wooded areas shall be preserved to the maximum extent feasible.</u></p>
3-19	<p><i>OSC-38A:</i> The visual impact of retaining walls and similar engineering elements shall be reduced <u>in size and scope</u> to the maximum extent feasible by minimizing their use and requiring appropriate visual screening.</p>

Page	Land Use Element Goal, Policy or Program
3-20	OSC-b: The Town shall review development applications that are submitted to with the County and <u>that</u> 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 <u>the Town Tiburon</u> .
3-27	OSC-52B: <u>The Town shall</u> , through implementation of Circulation Element policies, <u>encourage the reduction of</u> reduce the number of single-occupant vehicle trips and cumulative emissions that result from auto use.
3-29	OSC-61: The Town <u>shall</u> should encourage homeowners associations to disseminate information about the harmful affects of invasive exotic species in landscaping.
3-29	OSC-e: Revise the Town's water conservation ordinance when <u>required by</u> changes in MMWD's water conservation ordinance require .

DOWNTOWN ELEMENT

Page	Land Use Element Goal, Policy or Program
4-6	DT-3: <u>The Town shall</u> actively promote the economic vitality of <u>its</u> Downtown.
4-7	DT-13: The Neighborhood Commercial land use designation shall permit primarily resident-serving commercial uses and residential uses. The maximum allowable intensity for lands designated Neighborhood Commercial is an FAR of 0.37, except where a Transfer of Intensity is approved consistent with Policy DT-10.
4-12	DT-35: The Town will support ferry service providers and encourage the use of ferries to reduce visitor <u>vehicle</u> traffic and parking demand in <u>its</u> Downtown.

CIRCULATION ELEMENT

Page	Land Use Element Goal, Policy or Program
5-17	C-30A: The location of new transit facilities shall emphasize safety and accessibility for the rider so as to encourage transit ridership.

SAFETY ELEMENT

Page	Land Use Element Goal, Policy or Program
6-3	SE-B: To identify hazardous areas and to discourage to the maximum extent feasible development of areas subject to hazards including, but not limited to, geotechnical <u>hazards</u> problems , unstable slopes and flood-prone areas.