

Initial Study

For the

The Tiburon Open Space Resource Management Plan Town of Tiburon

MAY 2010

PREPARED BY

Daniel M. Watrous
Planning Manager, Town of Tiburon

TABLE OF CONTENTS

NEGATIVE DECLARATION	2
A. PROJECT DESCRIPTION	3
Environmental Factors Potentially Affected.....	7
B. EVALUATION OF ENVIRONMENTAL IMPACTS	8
I. Aesthetics.....	8
II. Agriculture.....	9
III. Air Quality	10
IV. Biological Resources	12
V. Cultural Resources.....	14
VI. Geology and Soils.....	15
VII. Hazards	17
VIII. Hydrology and Water Quality	19
IX. Land Use and Planning.....	22
X. Mineral Resources	23
XI. Noise	24
XII. Population and Housing.....	26
XIII. Public Services.....	26
XIV. Recreation	27
XV. Transportation/Traffic.....	28
XVI. Utilities and Service Systems	30
XVII. Mandatory Findings of Significance	32
C. REFERENCES.....	34

LIST OF FIGURES

Figure 1: Project Location and Vicinity Map.....	6
--	---

MITIGATED NEGATIVE DECLARATION

TO: _____ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

_____ County Clerk, Marin County

FROM: Town of Tiburon Community Development Department
1505 Tiburon Blvd.
Tiburon, CA 94920

Project Title: The Tiburon Open Space Resource Management Plan

Proponent: Town of Tiburon

Project Location: Tiburon, CA 94920

Project Description: The project is proposed to create an Open Space Resource Management Plan to provide guidance for management of vegetation on open space land owned and maintained by the Town of Tiburon. The Town of Tiburon owns and manages approximately 250 acres of open space distributed among 21 parcels. These open space areas vary considerably in size, slope, vegetation and proximity to residences. Town-owned open space areas primarily border single-family residential neighborhoods in Tiburon. The only sensitive receptors bordering these open space areas are two properties developed with religious places of worship that include children's daycare facilities. No public or private schools border Town-owned open space, with the exception of the Reed Park Open Space area, which abuts Reed Elementary School.

The primary emphasis of the Open Space Resource Management Plan is management of vegetation. The overwhelming abundance of French broom (*Genista monspessulana*) and to a lesser extent other invasive, non-native species becomes readily apparent after visiting all of Tiburon's open space parcels. These non-native species can increase fire hazards and threaten sensitive resources.

Managing non-native vegetation species largely responds to three of the Town's primary concerns:

- Fire hazards and fuel loading;
- Proliferation of invasive, non-native plant species; and
- Protection of sensitive resources.

Other topic areas such as erosion and passive recreation are addressed in the management plan, but with more emphasis on how these issues relate to the primary vegetation management goals of the Town. A major element of the plan is prioritizing of future management tasks that may be undertaken by the Town to implement the Management Plan, as the vegetation management needs on the 250 acres of open space are much greater than the Town's limited resources to address these needs.

The Open Space Resource Management Plan is a program-level document that does not authorize any particular action. Instead, the Plan provides options and suggestions for future tasks that may be

undertaken by the Town to manage its open space areas. These tasks include the following possible actions:

- Clearing, thinning and/or removal of brush and trees by manual means;
- Use of motorized vehicles and portable equipment to cut and/or clear vegetation;
- Application of pesticides and/or herbicides to manage vegetation and control weeds; and
- Maintenance of fire roads and trails across open space.

Finding: Based on the attached Initial Study, it has been determined that the proposed project would not result in a significant, adverse environmental effect.

Signature: _____ Date _____
Daniel M. Watrous, Planning Manager
Town of Tiburon
1505 Tiburon Boulevard
Tiburon, CA 94920

*Note: Environmental analysis of the Open Space Resource Management Plan commenced in May, 2010 and continued through its completion in August, 2010.

A. PROJECT DESCRIPTION

- 1. Project Title:** The Tiburon Open Space Resource Management Plan
- 2. Lead Agency Name and Address:**
Town of Tiburon
1505 Tiburon Boulevard
Tiburon, CA 94920
- 3. Contact Person and Phone Number:**
Daniel M. Watrous, Planning Manager (415) 435-7393
- 4. Project Location:**
Tiburon, CA
- 5. Project Sponsor's Name and Address:**
Town of Tiburon
1505 Tiburon Boulevard
Tiburon, CA 94920
- 6. Person Preparing the Submission/Initial Study Checklist**
Daniel M. Watrous
Planning Manager – Town of Tiburon
1505 Tiburon Boulevard
Tiburon, CA 94920
Phone: (415) 435-7393
Fax: (415) 435-2438
Email: dwatrous@ci.tiburon.ca.us
- 7. Project Number:** N.A.
- 8. Assessor Parcel No.** Town-wide project
- 9. Type of Approval Sought:** Adoption of Open Space Resource Management Plan for the Town of Tiburon.
- 10. Size of Subject Property:** 250 acres of Town-owned open space.
- 11. Present and Previous Use of Site or Structures:** Town-owned open space consists of native and non-native vegetation on vacant parcels used for passive recreational uses.
- 12. General Plan Designation:** Open Space (OS).
- 13. Zoning:** Open Space (OS).
- 14. Description of Project:** The project proposes to create an Open Space Resource Management Plan to provide guidance for management of vegetation on open space land owned and maintained by the Town of Tiburon. The Town of Tiburon owns and manages approximately 250 acres of open space distributed among 21 parcels. These open space areas vary considerably

in character.

Town-owned open space areas primarily border single-family residential neighborhoods in Tiburon. The only sensitive receptors bordering these open space areas are two properties developed with religious places of worship that include children's daycare facilities. No public or private schools border Town-owned open space, with the exception of the Reed Park Open Space area, which abuts Reed Elementary School.

The primary emphasis of the Open Space Resource Management Plan is management of vegetation. The overwhelming abundance of French broom (*Genista monspessulana*) and to a lesser extent other invasive, non-native species becomes readily apparent after visiting all of Tiburon's open space parcels. These non-native species can increase fire hazards and threaten sensitive resources.

Managing non-native species largely responds to three of the Town's primary concerns:

- Fire hazards and fuel loading;
- Proliferation of invasive, non-native plant species; and
- Protection of sensitive resources.

Other topic areas such as erosion and passive recreation are addressed in the management plan, but with more emphasis on how these issues relate to the primary vegetation management goals of the Town. A major element of the plan is prioritizing of future management tasks that may be undertaken by the Town to implement the Management Plan, as the vegetation management needs on the 250 acres of open space are much greater than the Town's limited resources to address these needs.

The Open Space Resource Management Plan is a program-level document that does not authorize any particular action. Instead, the Plan provides options and suggestions for future tasks that may be undertaken by the Town to manage its open space areas. These tasks include the following possible actions:

- Clearing, thinning and/or removal of brush and trees by manual means;
- Use of motorized vehicles and portable equipment to cut and/or clear vegetation;
- Application of pesticides and/or herbicides; and
- Maintenance of fire roads and trails across open space.

- 15. Surrounding Land Uses and Setting:** Town-owned open space borders single-family and multi-family residential neighborhoods, undeveloped residential parcels and other open space land. Two properties developed with religious places of worship that include children's daycare facilities border Town-owned open space. No public or private schools border Town-owned open space, with the exception of the Reed Park Open Space area, which abuts Reed Elementary School.

16. Other agencies or utility providers whose approval is required (e.g., permits, financing approval, or participation agreement.): None.

Project Location and Vicinity Map- Figure 1

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- | | | |
|--|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Utilities / Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an EARLIER EIR or NEGATIVE DECLARATION pursuant to applicable legal standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature
Daniel M. Watrous, Planning Manager, Town of Tiburon Department of Community Development.

Date

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
--------------------------------------	---	-------------------------------------	--------------

B. EVALUATION OF ENVIRONMENTAL IMPACTS

Note: For each topic listed below, a reference source was used to complete the Environmental Checklist. The reference sources are listed by number in Section C of this document.

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
--------------------------------------	--	-------------------------------------	--------------

I. AESTHETICS

Would the project:

- a. *Have a substantial adverse effect on a scenic vista?*

Discussion:

The vegetation management activities proposed by the project will protect and improve vistas of Town-owned open space lands and therefore would not adversely affect a scenic resource. Removal of a limited number of trees and vegetation on Town-owned open space could affect aesthetics of the areas surrounding these open space areas, but not in a significant manner. There would be a less-than-significant impact.

(Source: 1)

- b. *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

Discussion:

The vegetation management activities proposed by the project will protect and improve scenic resources on Town-owned open space lands and therefore would not damage any scenic resources. The project could result in the removal of trees on Town-owned open space, but would not clear any stand of trees that would substantially damage any scenic resource. There would be a less-than-significant impact.

(Source: 1)

- c. *Substantially degrade the existing visual character or quality of the site and its surroundings?*

Discussion:

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
--------------------------------------	---	-------------------------------------	--------------

The vegetation management activities proposed by the project will protect and improve scenic resources on Town-owned open space lands. The project could result in the removal of a limited number of trees on Town-owned open space, but would not clear any stand of trees that would substantially degrade the existing visual character or quality of any property. There would be a less-than-significant impact.

(Source: 1)

- d. *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

Discussion:

The project will not involve installation of light sources on any property and therefore would not create any new sources of substantial light or glare. There would be no impact.

(Source: 1)

II. AGRICULTURE

Would the project: {In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.}

- a. *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

Discussion:

There is no land within the Town of Tiburon which is shown as Prime Farmland, Unique Farmland or Farmland of Statewide Importance on the Marin County Important Farmland 2000 map produced by the State Department of Conversation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. There would be no impact.

(Source: 2)

- b. *Conflict with existing zoning for agricultural*

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
--------------------------------------	---	-------------------------------------	--------------

use, or a Williamson Act contract?

Discussion:

The Town of Tiburon has no land zoned for agricultural use or under a Williamson Act contract.

(Source: 2)

c. *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?*

Discussion:

There is no agricultural land within the Town of Tiburon that could be converted non-agricultural use.

(Source: 2)

III. AIR QUALITY

Would the project:

a. *Conflict with or obstruct implementation of the applicable air quality plan?*

Discussion:

The vegetation management activities proposed by the project would not conflict with or obstruct implementation of the *Bay Area Clean Air Plan* (BAAQMD, 2000). Small amounts of dust or pollen could be generated by vegetation removal on open space properties, but would not violate BAAQMD standards or regulations. There would be a less-than-significant impact.

(Sources: 1, 3)

b. *Violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

Discussion:

The vegetation management activities proposed by the project would not violate any air quality standards or contribute substantially to an existing or projected air quality violation. Small amounts of dust or pollen could be generated by vegetation removal on open space properties, but would not violate BAAQMD standards or regulations. There would be a less-than-significant impact.

(Sources: 1, 3)

Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporation	Less-Than-Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

c. *Result in a cumulatively considerable net increase in any criteria pollutant for which the project region is non – attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?*

Discussion:

The vegetation management activities proposed by the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project area is non-attainment under an applicable federal or state ambient air quality standard. Small amounts of dust or pollen could be generated by vegetation removal on open space properties, but would not violate BAAQMD standards or regulations. There would be a less-than-significant impact.

(Sources: 1, 3)

d. *Expose sensitive receptors to substantial pollutant concentrations?*

Discussion:

The vegetation management activities proposed by the project would not expose sensitive receptors to substantial pollutant concentrations. The only sensitive receptors bordering these open space areas are Reed Elementary School, adjacent to the Reed Park Open Space and two properties developed with religious places of worship that include children’s daycare facilities. Small amounts of dust or pollen could be generated by vegetation removal on open space properties, but would not violate BAAQMD standards or regulations for these sensitive receptors. There would be a less-than-significant impact.

(Sources: 1, 3)

e. *Create objectionable odors affecting a substantial number of people?*

Discussion:

The vegetation management activities proposed by the project would not create objectionable odors affecting a substantial number of people. Exhaust from machinery performing vegetation management would not be noticeable from adjacent residential properties. There would be a less-than-significant impact.

(Sources: 1, 3)

f. *Generate greenhouse gases (GHG) that would*

Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporation	Less-Than-Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

adversely affect the Earth’s climate and aggravate global climate change (GCC)?

Discussion:

Exhaust from machinery used to perform the vegetation management activities proposed by the project would not generate substantial enough greenhouse gases to adversely affect the Earth’s climate and aggravate global climate change. There would be a less-than-significant impact.

(Source: 1)

IV. BIOLOGICAL RESOURCES

Would the project:

a. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

Discussion:

Some of the Town open space parcels support documented populations of Tiburon jewelflower, Tiburon paintbrush, Marin dwarf flax, Tiburon microblind harvestman, Tiburon buckwheat, marsh zigadene, and Oakland star tulip. Tiburon jewelflower and Tiburon buckwheat habitat are especially threatened by non-native grasses and a grove of pine trees in the Middle Ridge Area. The vegetation management activities proposed by the project could potentially impact these special status species.

Mitigation Measure Biological -1: *An environmental assessment shall be conducted by a qualified professional to determine the presence of absence of any sensitive biological resources which could be affected by the vegetation management activities proposed by the project. The consultant shall provide an assessment of the potential impacts of the project and shall define measures for protecting the resources and surrounding buffer habitat.*

Mitigation Measure Biological -2: *Vegetation management activities shall only be performed during periods when identified sensitive plant species are dormant.*

(Sources: 1, 2)

b. *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or*

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
--------------------------------------	---	-------------------------------------	--------------

US Fish and Wildlife Service?

Discussion:

See discussion in IV.a. above.

(Sources: 1, 2)

c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion:

The project will involve no removal, filling, hydrological interruption or other affects on federally protected wetlands, as no such wetlands exist on Town-owned open space. There would be no impact.

(Sources: 1, 2)

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion:

The vegetation management activities proposed by the project will not interfere with the movement of fish or wildlife or affect wildlife corridors or nursery sites. Clearing vegetation and maintaining roads and trails across open space areas would not block any wildlife movements and would not disrupt any known wildlife nursery sites. There would be no impact.

(Source: 1)

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Discussion:

The project will establish Town policies for management of Town-owned open space areas through the adoption of a new Open Space Resource Management Plan. This plan includes recommendations that would help protect sensitive biological resources on Town-owned open space. A group of mature

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
--------------------------------------	---	-------------------------------------	--------------

Monterey Pine trees along the Middle Ridge portion of Town-owned open space would be removed as part of the proposed plan. These trees are not scenic trees and are invasive species located in an area of sensitive plant species. The removal of these trees would be consistent with the policies of the Tiburon Tree Ordinance and would be a beneficial impact of the project.

(Sources: 1, 4)

- f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

There is no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other adopted local, regional or state Habitat Conservation Plan which includes land within the Town of Tiburon. There would be no impact.

(Sources: 1, 2)

V. CULTURAL RESOURCES

Would the project:

- a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?*
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion:

The vegetation management activities proposed by the project would not involve any grading or disruption of soil that would be likely to unearth cultural or historical resources on Town-owned open space. Removal of vegetation and maintenance of existing trails and roads would not affect undisturbed areas where historical resources might be found on these open space areas. There would be a less-than-significant impact.

(Sources: 1, 2)

- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion:

See discussion in V.a. above.

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
--------------------------------------	---	-------------------------------------	--------------

(Sources: 1, 2)

- c. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Discussion:

See discussion in V.a. above.

(Sources: 1, 2)

- d. *Disturb any human remains, including those interred outside of formal cemeteries?*

Discussion:

See discussion in V.a. above. In the event that human remains are encountered, the state shall contact the Marin County Coroner in accordance with Section 7050.5 of the State Health and Safety Code.

(Sources: 1, 2)

VI. GEOLOGY AND SOILS

Would the project:

- a. *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*
- i. *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*

Discussion:

There are no Alquist-Priolo Earthquake Fault Zones within the Town of Tiburon and the town is not near any known active faults. The nearest known active faults are the San Andreas fault, about 8 miles to the southwest, and the Hayward fault, about 8 miles to the northeast. Therefore, the potential for fault surface rupture (as opposed to ground shaking) within the Town limits is low. There would be no impact.

(Source: 2)

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporation	Less-Than-Significant Impact	No Impact
--	--------------------------------	---	------------------------------	-----------

ii. *Strong seismic ground shaking?*

Discussion:

The vegetation management activities proposed by the project would not expose people or structures to potential substantial adverse impacts due to strong seismic ground shaking. There would be no impact.

(Sources: 1, 2)

iii. *Seismic related ground failure, including liquefaction?*

Discussion:

The vegetation management activities proposed by the project would not expose people or structures to potential substantial adverse impacts due to seismic related ground failure or liquefaction. There would be no impact.

(Sources: 1, 2)

iv. *Landslides?*

Discussion:

Portions of the Town-owned open space are prone to landslides. The vegetation management activities proposed by the project would not involve grading or soil disturbance that would result in unstable soil conditions that could affect landslide deposits and/or debris flows. Clearing of vegetation would only involve cutting of brush and other vegetation and would not disturb the root structure of any plants. The remaining root structures would prevent destabilization of any soil containing landslides or debris flows. There would be a less-than-significant impact.

(Source: 1)

b. *Result in substantial soil erosion or the loss of topsoil?*

Discussion:

Wind, water and human land use practices have resulted in erosion in parts of the Town’s open space parcels. Roads, trails and unvegetated areas along steep slopes are the most susceptible to erosion. Natural slumping occurs in some areas. Erosion control is critical for maintaining drainage patterns, water and soil quality, healthy aquatic ecosystems, and safe trail conditions. The vegetation management activities include clearing of existing vegetation, which could result in soil erosion for the resulting exposed soil surfaces unless mitigated using Best Management Practices to control erosion.

Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporation	Less-Than-Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

Mitigation Measure Geology -1: The following management activities shall be conducted as part of the implementation of the Open Space Resource Management Plan:

- a. Use Best Management Practices (BMPs) to address eroding areas. Ensure that sediment-trapping devices and erosion control measures are accessible for maintenance and removal. The following BMPs shall be considered, designed, and implemented on a site-specific basis:***
 - 1. Interceptor berms or wattles at the top of slope to divert and dissipate runoff away from unstable or denuded areas;***
 - 2. Properly designed culverts and drains that avoid concentration of runoff;***
 - 3. Vegetation (preserved and/or planted);***
 - 4. Mulch (straw, wood chips, hydromulch, erosion control blankets, etc.);***
 - 5. Contour wattles, rolling dips or water bars to slow down and divert runoff on steep slopes, trails and roads;***
 - 6. Gravel filters, sand bags, permeable dams, etc. for filtering sediment out of runoff; and***
 - 7. Sediment traps/basins at base of slope to allow soil particles to settle out and to attenuate runoff peaks.***
- b. Develop a regular maintenance program. Maintenance of all BMPs is essential for them to function properly. BMPs should be inspected regularly and after each rainfall event. When a problem is identified, initiate immediate repairs.***
- c. Control surface water runoff. Divert and disperse surface water runoff originating upgrade of exposed areas to reduce erosion and sediment loss. This is especially important on trails and fire roads where water bars and/or rolling dips should be installed on sloping areas.***
- d. Use erosion control blankets or fabric to repair eroding slopes or banks of watercourses.***
- e. Restrict or prohibit trail users from areas where erosion has created a public hazard.***
- f. Check erosion control measures on a quarterly basis, once installed, to ensure that they are functioning properly.***

(Source: 1)

- c. Be located on a geologic unit or soil that***

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
--------------------------------------	---	-------------------------------------	--------------

is unstable, or that would become unstable as a result of the project, and potentially result in on, or off, site landslide, lateral spreading, subsidence, liquefaction or collapse?

Discussion:

See discussion in VI. above.

(Source: 1)

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <i>d. Be located on expansive soil creating substantial risks to life or property?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

There are no known areas of expansive soil on Town-owned open space areas. There would be no impact.

(Sources: 1, 2)

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <i>e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

The vegetation management activities proposed by the project would not involve any property involving or supporting the use of septic tanks or alternative wastewater disposal systems. There would be no impact.

(Source: 1)

VII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <i>a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion:

Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporation	Less-Than-Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

The vegetation management activities proposed by the project would include the potential use of herbicides and/or pesticides to manage vegetation and control weeds. Any herbicides or pesticides would be transported, handled and applied using safety precautions prescribed for such chemicals as practiced by the Tiburon Public Works Department so as not to create a significant hazard to the public or the environment through their routine transport, use, or disposal. There would be a less-than-significant impact.

(Source: 1)

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Discussion:

See discussion in VII.a. above.

(Source: 1)

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Discussion:

There are four existing schools, but no proposed schools, within one-quarter mile of Town-owned open space. See discussion in VII.a. above.

(Source: 2)

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion:

The vegetation management activities proposed by the project would not involve any property that is included on a list of hazardous materials sites. There would be no impact.

(Sources: 1, 5)

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
--------------------------------------	---	-------------------------------------	--------------

e. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion:

There is no public airport within two miles of the Town of Tiburon. The nearest public airport is Gness Field which is approximately 12 miles north of Tiburon. There would be no impact.

(Source: 2)

f. *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion:

No airstrips are located in the Town of Tiburon. The nearest private airstrip is located at Smith Ranch, which is approximately eight (8) miles north of Tiburon. There would be no impact.

(Source: 2)

g. *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion:

The vegetation management activities proposed by the project would not interfere with or impair implementation of an adopted emergency response plan or emergency evacuation plan. There would be no impact.

(Source: 1)

h. *Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion:

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
--------------------------------------	---	-------------------------------------	--------------

The vegetation management activities proposed by the project would reduce the risk of wildland fires. Management of vegetation on Town-owned open space would include removal of brush and other vegetation in close proximity to adjacent urbanized areas and where residences are intermixed with woodlands. Elimination of brush in close proximity to existing homes would reduce the risk of loss, injury or death involving wildland fires. This would be a beneficial impact of the project.

(Source: 1)

VIII. HYDROLOGY AND WATER QUALITY

Would the project:

- a. *Violate any water quality standards or waste discharge requirements?*

Discussion:

The vegetation management activities proposed by the project would not involve any discharge of materials into groundwater or watercourses and therefore would not violate any water quality standards or waste discharge requirements. There would be no impact.

(Source: 1)

- b. *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?*

Discussion:

The vegetation management activities proposed by the project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. There would be no impact on groundwater supplies or recharge.

(Source: 1)

- c. *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off- site?*

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
--------------------------------------	---	-------------------------------------	--------------

Discussion:

The vegetation management activities proposed by the project would not involve any grading or removal of plant root structures in a manner that would cause erosion or substantially alter any existing drainage patterns. Invasive plant removal would be done by hand in areas near streams or watercourses to avoid alteration of drainage patterns. There would be a less-than-significant impact.

(Source: 1)

d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off- site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Discussion:

See discussion in VIII.c. above.

(Source: 1)

e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Discussion:

The vegetation management activities proposed by the project would not involve any grading or removal of plant root structures in a manner that would create or contribute runoff that would not exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. There would be a less-than-significant impact.

(Source: 1)

f. Otherwise substantially degrade water quality?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Discussion:

The vegetation management activities proposed by the project would not involve any grading or removal of plant root structures in a manner that would substantially degrade water quality or alter stormwater

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
--------------------------------------	---	-------------------------------------	--------------

runoff conveyed from the site into the Town’s stormwater system. There would be a less-than-significant impact.

(Source: 1)

- g. *Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?*

Discussion:

The project will involve no construction of housing. There would be no impact.

(Source: 1)

- h. *Place within a 100-year flood hazard area structures which would impede or redirect flood flows?*

Discussion:

There is no Town-owned open space located in a 100-year flood zone. There would be no impact.

(Sources: 1, 2)

- i. *Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?*

Discussion:

The vegetation management activities proposed by the project would not alter any existing watercourses or remove sufficient amounts of vegetation to result in flooding that would have the potential to expose people or structures to a significant risk of loss, injury or death. There would be no impact.

(Source: 1)

- j. *Inundation by seiche, tsunami, or mudflow?*

Discussion:

The vegetation management activities proposed by the project would not have the potential for inundation by a tsunami, seiche or mudflow. There would be no impact.

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
--------------------------------------	---	-------------------------------------	--------------

(Sources: 1, 2)

IX. LAND USE AND PLANNING

Would the project:

a. Physically divide an established community?

Discussion:

The vegetation management activities proposed by the project would not physically divide the community. There would be no impact.

(Sources: 1)

b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Discussion:

The proposed project would create an Open Space Resource Management Plan. The proposed plan is being prepared to implement Program OSC-g of the Open Space and Conservation Element of the Tiburon General Plan, which states that “the Town shall develop and adopt an Open Space management program that identifies maintenance projects and funding resources.” The plan would not conflict with any policies contained within the General Plan. There would be no impact.

(Sources: 1, 2)

c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

Discussion:

Currently, there are no adopted or proposed local, regional, or state habitat conservation plans that include the Town of Tiburon. There would be no impact.

(Sources: 1, 2)

Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporation	Less-Than-Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

X. MINERAL RESOURCES

Would the project:

- a. *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

Discussion:

Ring Mountain, which is considered by the State as a Scientific Resource Zone, is the only mineral resource located near the Town of Tiburon open space. Ring Mountain is preserved as open space owned by the Marin County Open Space District and is not included in the Town of Tiburon’s proposed Open Space Resource Management Plan. Therefore no impact would occur.

(Source: 2)

- b. *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

Discussion:

See discussion in X.a. above.

(Source: 2)

XI. NOISE

Would the project:

- a. *Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Discussion:

Short-term noise generated by the vegetation management activities proposed by the project would include the use of motorized vehicles and portable equipment to cut and/or clear vegetation and the use of equipment to apply pesticides and/or herbicides and maintain roads and trails across open space. Such vehicles and equipment generate noise levels, but do not exceed noise standards established in the Tiburon General Plan or applicable standards of other agencies. There would be a less-than-significant impact.

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
--------------------------------------	---	-------------------------------------	--------------

(Sources: 1, 2)

- b. *Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?*

Discussion:

Short-term noise generated by the vegetation management activities proposed by the project would not expose persons to or generate excessive ground borne vibration or ground borne noise levels. There would be a less-than-significant impact.

(Source: 1)

- c. *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

Discussion:

Short-term noise generated by the vegetation management activities proposed by the project would be temporary in nature and would therefore not generate a substantial, permanent increase in ambient noise levels. There would be a less-than-significant impact.

(Source: 1)

- d. *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

Discussion:

Short-term noise generated by the vegetation management activities proposed by the project would include the use of motorized vehicles and portable equipment to cut and/or clear vegetation and the use of equipment to apply pesticides and/or herbicides and maintain roads and trails across open space. Such vehicles and equipment generate noise levels, but not generate a substantial increase in ambient noise levels. There would be a less-than-significant impact.

(Source: 1)

- e. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area*

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
--------------------------------------	---	-------------------------------------	--------------

to excessive noise levels?

Discussion:

The Town of Tiburon is not located within an area that is covered by an airport land use plan and is not located within close proximity to a public airport or public use airport. There would be no impact.

(Source: 2)

f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion:

No airstrips are located in the Town of Tiburon. The nearest private airstrip is located at Smith Ranch, which is approximately eight (8) miles north of Tiburon. There would be no impact.

(Source: 2)

XII. POPULATION AND HOUSING

Would the project:

a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion:

The proposed Open Space Resource Management Plan would not include policies or programs that would induce substantial population growth. There would be no impact.

(Source: 1)

b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion:

The proposed Open Space Resource Management Plan would not include policies or programs that would result in the displacement of housing or people. There would be no impact.

Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporation	Less-Than-Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

(Source: 1)

XIII. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a. Fire protection?

Discussion:

The vegetation management activities proposed by the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities. As set forth in the project description, the vegetation management activities proposed by the project would reduce the risk of wildland fires. Management of vegetation on Town-owned open space would include removal of brush and other vegetation in close proximity to adjacent urbanized areas and where residences are intermixed with woodlands. Elimination of brush in close proximity to existing homes would reduce the risk of loss, injury or death involving wildland fires. This would be a beneficial impact of the project for fire purposes. There would be no other impacts.

(Source: 1)

b. Police protection?

Discussion:

See discussion in XIII.a. above.

(Source: 1)

c. Schools?

Discussion:

See discussion in XIII.a. above.

(Source: 1)

d. Parks?

Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporation	Less-Than-Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

Discussion:

See discussion in XIII.a. above.

(Source: 1)

e. Other public facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion:

See discussion in XIII.a. above.

(Source: 1)

XIV. RECREATION

Would the project:

f. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Discussion:

The vegetation management activities proposed by the project could lead to a marginal increase in the use of Town-owned open space. The slight increase in the predominantly passive recreational activities that occur on these open space parcels would not be substantial enough to cause or accelerate deterioration of existing recreational facilities.

(Source: 1)

g. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion:

The vegetation management activities proposed by the project would include work done on existing Town-owned open space, but would not require the construction or expansion of recreational facilities that would have an adverse physical effect on the environment. There would be no impact.

(Source: 1)

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
--------------------------------------	---	-------------------------------------	--------------

XV. TRANSPORTATION/TRAFFIC

Would the project:

- a. *Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?*
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

The vegetation management activities proposed by the project would not cause an increase in traffic that would be substantial in relation to the existing traffic load and capacity of the Tiburon street system. There would be no impact.

(Sources: 1, 2)

- b. *Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?*
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

The vegetation management activities proposed by the project would not exceed a level of service standard established for designated roads or highways. There would be no impact.

(Sources: 1, 2)

- c. *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

There are no public airports within two miles of the Town of Tiburon and no private airstrips in the vicinity of Tiburon. There would be no impact.

(Source: 2)

- d. *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm*
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
--------------------------------------	---	-------------------------------------	--------------

equipment)?

Discussion:

The vegetation management activities proposed by the project would not substantially increase hazards due to any design features. There would be no impact.

(Source: 1)

e. Result in inadequate emergency access?

Discussion:

The vegetation management activities proposed by the project would not result in inadequate emergency access. Existing fire roads across open space parcels could be made more usable, improving emergency access across portions of the Tiburon peninsula. This would be a beneficial impact of the project.

(Source: 1)

f. Result in inadequate parking capacity?

Discussion:

The vegetation management activities proposed by the project would not result in inadequate parking capacity. There would be no impact.

(Source: 1)

g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Discussion:

The proposed Open Space Resource Management Plan would not include policies or programs that would conflict with adopted policies, plans or programs supporting alternative transportation. There would be no impact.

(Sources: 1, 2)

XVI. UTILITIES AND SERVICE SYSTEMS

Would the project:

a. Exceed wastewater treatment requirements

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
--------------------------------------	---	-------------------------------------	--------------

of the applicable Regional Water Quality Control Board?

Discussion:

The vegetation management activities proposed by the project would not result in any activities that would exceed wastewater treatment capacities. There would be no impact.

(Source: 1)

b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion:

See discussion in XVI.a. above.

(Source: 1)

c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion:

The vegetation management activities proposed by the project would not result in the construction of new storm water drainage facilities or expansion of existing facilities. There would be no impact.

(Source: 1)

d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion:

The vegetation management activities proposed by the project would not affect existing water supplies or require new or expanded water entitlements. There would be no impact.

(Source: 1)

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporation	Less-Than-Significant Impact	No Impact
--	--------------------------------	---	------------------------------	-----------

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>e. <i>Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?</i></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

The vegetation management activities proposed by the project would not result in any increase in wastewater generation. There would be no impact.

(Source: 1)

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>f. <i>Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?</i></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

The vegetation management activities proposed by the project would not result in an increase in solid waste disposal needs. There would be no impact.

(Source: 1)

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>g. <i>Comply with federal, state, and local statutes and regulations related to solid waste?</i></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

The vegetation management activities proposed by the project would not result in any activity that would not comply with federal, state, and local statutes and regulations related to solid waste. There would be no impact.

(Source: 1)

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>a. <i>Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or</i></p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporation	Less-Than-Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Discussion:

The vegetation management activities proposed by the project would involve no physical development of any property within Tiburon Town Limits. As set forth in Sections I – XVII above, including the mitigation measures contained therein, the project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal species.

(Sources: I-5)

b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

Discussion:

As set forth in Sections I – XVII above, the project would not have impacts that are individually limited, but cumulatively considerable. The vegetation management activities proposed by the project have the potential to impact sensitive plant species and cause erosion on Town-owned open space. The limited vegetation removal and the mitigation measures contained in Sections IV and VI above would reduce the potential impacts of the project to less-than-significant levels.

(Sources: I-5)

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion:

As set forth in Sections I – XVII above, the proposed project would not have environmental effects which would cause substantial adverse effects, directly or indirectly on human beings. There would be no impact.

(Sources: I-5)

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
--------------------------------------	---	-------------------------------------	--------------

C. REFERENCES

The following is a list of references used in the preparation of this document. As noted at the beginning of Section II, each of the topics addressed in the Evaluation of Environmental Impacts includes a list of references by number. The numbers for the reference sources correspond with the sources that are listed below by number. Unless attached herein, copies of all reference reports, memorandums and letters are on file with the Town of Tiburon Community Development Department.

1. Draft Open Space Resource Management Plan, April 2010
2. Town of Tiburon General Plan, 2005
3. Bay Area Air Quality Management District Annual Report; 2009
4. Town of Tiburon Tree Ordinance, Chapter 15A of the Tiburon Municipal Code; 2008
5. Hazardous waste list website: http://www.dtsc.ca.gov/database/Calsites/Cortese_List.cfm.