



## NOTICE OF PREPARATION AND PUBLIC SCOPING MEETING TIBURON GENERAL PLAN 2040 UPDATE DRAFT ENVIRONMENTAL IMPACT REPORT

To all interested parties:

NOTICE IS HEREBY GIVEN that the Town of Tiburon (Town), as the Lead Agency, has determined that the Tiburon 2040 General Plan Update (proposed project) will require preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA).

**PROJECT DESCRIPTION:** The proposed project is a comprehensive update to the Town's General Plan, which was last comprehensively updated in 2006 with the Housing Element updated in 2016. The proposed project will include all General Plan elements required by State law as well as optional elements. The proposed project elements will include: Safety & Resilience, Sustainability & Resource Conservation, Downtown, Open Space, Parks, & Recreation, Mobility, Noise, Housing, and Equity, Diversity & Inclusion. The proposed Land Use Map would accommodate approximately 762 new residential units and a reduction of approximately 129,682 square feet of non-residential uses under General Plan buildout conditions. The new residential new growth would result in a population increase of approximately 1,829 persons.

**PROJECT LOCATION:** The Tiburon 2040 General Plan Update project area includes the Town of Tiburon and its Planning Area. Tiburon is located in southern Marin County on the Tiburon Peninsula and Angel Island and includes portions of the Raccoon Strait and San Francisco Bay. Tiburon is generally bordered by unincorporated Marin County to the west, Richardson Bay and the Town of Belvedere to the west and southwest, unincorporated Marin County to the east, San Francisco Bay to the south and east, and unincorporated Marin County to the north. See NOP Figure 1, Regional Location Map.

**POTENTIAL ENVIRONMENTAL EFFECTS:** An EIR will be prepared to address potential environmental impacts associated with the implementation of the proposed project. Potential key environmental considerations to be addressed in the EIR include: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils/Paleontological Resources, Greenhouse Gas Emissions/Energy, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Noise, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities/Service Systems, and Wildfire. The Draft EIR will include a discussion of reasonable alternatives to the proposed project pursuant to CEQA Guidelines Section 15126.6. The Draft EIR will also include an analysis of cumulative effects, as well as other required CEQA sections.

NOTICE IS HEREBY FURTHER GIVEN that this Notice of Preparation (NOP) has been prepared in accordance with Section 15082 of the State CEQA Guidelines and will be circulated for a 42-day review period during which your comments and suggestions regarding the scope of the Draft EIR are welcomed. The NOP comment period will extend from October 17, 2022 through November 28, 2022. The NOP, which includes additional information regarding the project including a regional location figure and proposed Land Use Map figure, is available for review during regular business hours at:

- Town of Tiburon, Community Development Department, 1505 Tiburon Boulevard
- The document may be accessed online at: <https://createtiburon2040.org>

Your scoping comments must be sent at the earliest possible date, but no later than 5:00 PM on November 28, 2022. Comments on the scope of the Draft EIR and questions regarding the proposed project and scoping meeting can be made to:

Dina Tasini, Director of Community Development  
Town of Tiburon  
1505 Tiburon Boulevard  
Tiburon, CA 94920  
[dtasini@townoftiburon.org](mailto:dtasini@townoftiburon.org)

NOTICE IS HEREBY FURTHER GIVEN that, pursuant to Section 21083.9 of the Public Resources Code, the Town will hold a public Scoping Meeting to obtain information regarding the content and scope of the EIR for this project. This scoping meeting will be held on October 27, 2022 at 4:00 p.m. via Zoom:

Join Zoom Meeting: <https://us06web.zoom.us/j/84943082890>

Phone: 669-444-9171

Meeting # 849 4308 2890