



NOTICE OF AVAILABILITY AND PUBLIC OPEN HOUSE TIBURON GENERAL PLAN 2040 DRAFT ENVIRONMENTAL IMPACT REPORT

To all interested parties:

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

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 General Plan 2040 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 916 new residential units and a reduction of approximately 120,042 square feet of non-residential uses under General Plan buildout conditions. The new residential new growth would result in a population increase of approximately 2,235 persons.

PROJECT LOCATION: The Tiburon General Plan 2040 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.

POTENTIAL ENVIRONMENTAL EFFECTS: The EIR evaluates potential environmental impacts associated with the implementation of the General Plan 2040. Potential key environmental considerations 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 includes a discussion of reasonable alternatives to the proposed project pursuant to CEQA Guidelines Section 15126.6. The Draft EIR also includes an analysis of cumulative effects, as well as other required CEQA sections.

NOTICE IS HEREBY FURTHER GIVEN that the Draft EIR has been prepared in accordance with Section 15087 of the CEQA Guidelines and will be circulated for a 45-day review period during which your comments regarding the analysis contained in the Draft EIR are welcomed. The Draft EIR comment period will extend from March 16, 2023 through May 1, 2023. Both the General Plan 2040 and the Draft EIR are available for review during regular business hours at:

- Town of Tiburon, Community Development Department, 1505 Tiburon Boulevard, Tiburon, CA 94920
- Belvedere Tiburon Library, 1501 Tiburon Boulevard, Tiburon, CA 94920
- The document may be accessed online at: <https://createtiburon2040.org>

Your comments on the contents of the Draft EIR must be sent at the earliest possible date, but no later than 5:00 p.m. on May 1, 2023. Comments on the contents of the Draft EIR can be made to:

Dina Tasini, Director of Community Development
Town of Tiburon
1505 Tiburon Boulevard
Tiburon, CA 94920
dtasini@townoftiburon.org

NOTICE IS HEREBY FURTHER GIVEN that the Town will hold a public Open House so community members may learn more about the General Plan 2040 and the Draft EIR. This Open House will be held on Saturday, April 29, 2023 at 10:00 a.m. to 12:00 p.m. at the Town of Tiburon Town Hall, Council Chambers, 1505 Tiburon Boulevard, Tiburon, CA 94920.