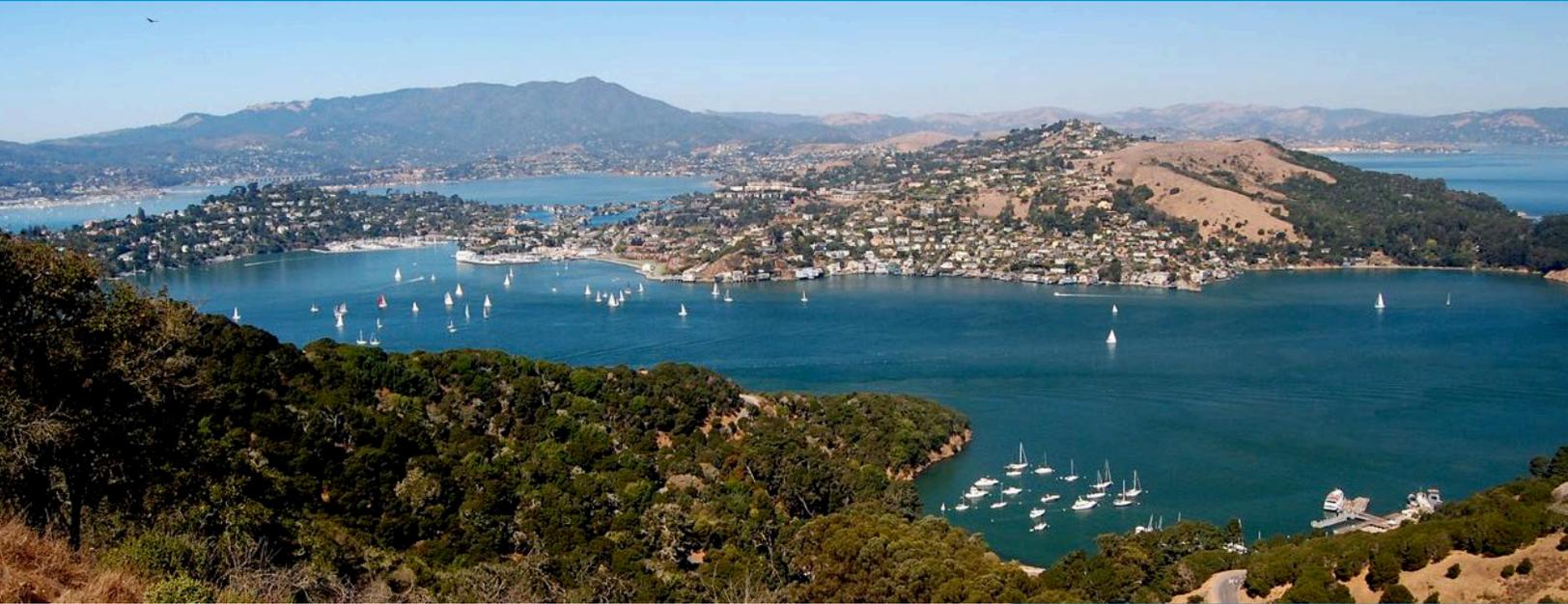


LAND USE, GROWTH, AND ENVIRONMENTAL JUSTICE



This chapter examines the land use and development patterns in Tiburon, as well as the Town's demographics and housing profile. The information and analysis are intended to inform the General Plan Update process by providing both historical context and a baseline of existing land use, demographic, and housing development information in relation to the Town and the General Plan Planning Area, which includes the Town and its Sphere of Influence

Topics:

- 1 Land Use
- 2 Demographics and Housing Trends
- 3 Environmental Justice

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1 LAND USE

This section describes land use and development patterns in Tiburon and identifies the regulatory framework associated with land use. Existing land use conditions, including land uses by General Plan designation and assessed land uses, are described. This chapter provides an overview of existing land use patterns, types and location of development in the Town, and approved and pending projects.

KEY TERMS

Town Limits: The Town limits include the area within the Town's corporate boundary, over which the Town exercises land use authority and provides public services.

Sphere of Influence: A Sphere of Influence (SOI) is the probable physical boundary and service area of a local agency, as adopted by a Local Agency Formation Commission (LAFCO). An SOI includes both incorporated and unincorporated areas within which a Town or special district will have primary responsibility for the provision of public facilities and services.

Planning Area: For the purposes of the Tiburon General Plan Update, the Planning Area is defined as all lands within the Town limits and Tiburon SOI, as well as the Highway 101 Tiburon Boulevard/East Blithedale Avenue interchange west of the northwestern SOI boundary and the open space land to the north of the northern SOI boundary on Ring Mountain, as shown on Figure 1.

Planning Area (Other): Planning Area (Other) refers to land in the Planning Area that is outside of the Town limits and outside of the SOI.

Figure 1 shows the Tiburon Town Limits, the adopted SOI, and the General Plan Planning Area.

REGULATORY FRAMEWORK

The regulatory framework discussion describes laws and regulations that guide land use decisions. Adopted plans that pertain to the Town are also described.

STATE

California General Plan Law

Government Code Section 65300 requires that each county, city, and town adopt a General Plan "for the physical development of the county or city, and any land outside its boundaries which bears relation to its planning."

The General Plan is a comprehensive long-term plan for the physical development of the county or Town and is considered a "blueprint" for development. The General Plan provides a statement of the community's development, economic, circulation, and environmental goals and includes diagrams and text setting forth objectives, standards, policies, and programs. The General Plan must contain seven State-mandated elements: Land Use, Open Space, Conservation, Housing, Circulation, Noise, and Safety. It may also contain any other elements that the Town wishes to include. The land use element designates the general location and intensity of designated land uses to accommodate housing, business, industry, open space, education, public buildings and grounds, recreation areas, and other land uses.

The 2017 General Plan Guidelines, established by the Governor's Office of Planning and Research (OPR) to assist local agencies in the preparation of their general plans, further describe the mandatory land use element as a guide to planners, the general public, and decision makers prescribing the ultimate pattern of development for the Town. The General Plan Guidelines provide guidance to cities and counties in the preparation of their local general plans and serve as the "how to" resource for drafting a general plan, including statutory requirements, legislative changes, policy recommendations, and additional resources.

Government Code Section 65302 outlines the State's requirements for local jurisdictions General Plans. On August 30, 2019, the Governor approved Senate Bill (SB) 99, which provides revisions to Government Code Section 65302 to update the State's General Plan requirements. Prior to SB 99, State law requires the legislative body of a local jurisdiction to adopt a comprehensive, long-term general plan that includes various elements, including a housing element and a safety element for the protection of the community from unreasonable risks associated with the effects of various geologic and seismic hazards, flooding, and wildfires. Specifically, the previous law required the safety element to address, among other things, evacuation routes related to identified fire and geologic hazards; however, the updates to Government Code Section 65302 as part of SB 99 now requires local jurisdictions, upon the next revision of the housing element on or after January 1, 2020, to review and update the safety element to include information identifying residential developments in hazard areas that do not have at least 2 emergency evacuation routes¹.

California Environmental Quality Act

The California Environmental Quality Act (CEQA) was developed to protect the quality of the environment and the health and safety of persons from adverse environmental effects. Discretionary projects are required to be reviewed consistent with the requirements of CEQA to determine if there is potential for the project to cause a significant adverse effect on the environment. Depending on the type of project and its potential effects, technical traffic, noise, air quality, biological resources, and geotechnical reports may be needed. If potential adverse effects can be mitigated, a mitigated negative declaration is required. If potentially adverse effects cannot be mitigated, an environmental impact report is required. These documents have mandated content requirements and public review times.

LOCAL

Town of Tiburon General Plan

The Town's current General Plan was last comprehensively updated in 2006, and an update to the Housing Element was completed in 2016. During the preparation of the current General Plan, the community expressed a broad consensus that Tiburon is a unique and special place because:

- The Town possess some of the best views available anywhere in the world.
- The Town is, at heart, a small town with a village character, a residential refuge from the City of San Francisco and the more urbanized parts of Marin County.
- The Town has a vast network of open space, including most of the peninsula's backbone, the Tiburon Ridge, which provides a unique community resource that can be enjoyed by residents and visitors alike.

The intent of the current General Plan is to plan for the future while preserving these key characteristics of Tiburon. Land uses in Tiburon have been developed based on the Land Use Map, goals, and policies established by the Town's General Plan. The Town's General Plan includes broad goals that guide land use and planning decisions within the Town. The goals, policies, and implementing programs related to the topic of land use include:

Land Use Element

Goals

LU-A: To provide an orderly balance of public and private land uses within convenient and compatible locations throughout the community.

LU-B: To protect the health, safety, and welfare of the community.

LU-C: To preserve the character of Tiburon peninsula through control of the type and location of development.

¹ Legislative Counsel's Digest. 2019. Senate Bill No. 99. Available at: https://leginfo.ca.gov/faces/billTextClient.xhtml?bill_id=201920200SB99

LU-D: To ensure that all land uses, by type, amount, design, and arrangement, serve to preserve, protect and enhance the small-town residential image of the community and the village-like character of its Downtown commercial area.

LU-E: To propose future land uses within environmental constraints and consistent with Prime Open Space preservation and other General Plan policies, and the ability of the land and related infrastructure, streets, utilities, public services and other facilities to support such land uses.

LU-F: To preserve and protect Tiburon's views, scenic environment, natural beauty, and open space.

LU-G: To provide facilities that encourage use of the shoreline compatible with surrounding uses and consistent with balancing the objectives of preservation of shoreline resources while also maximizing public access to the waterfront where not in conflict with other public uses or with private uses which area of public benefit.

LU-H: To protect and preserve existing neighborhood character and identify.

LU-I: To encourage intensity of development, density, and house sizes/architectural styles that are consistent and compatible with surrounding neighborhoods.

LU-J: To address regional issues, such as transportation, schools, and water, through development review and in coordination with neighboring cities, the county, and other governmental entities.

Policies

LU-1: The Town shall provide for sufficient diversity of land uses such that public, quasi-public, recreational and shopping facilities are conveniently located and available to each resident of the community.

LU-2: The Town shall limit the type and amount of uses within the Town to those that are compatible with the nature, character and image of the Town as a quiet, small-town residential community with a village-like commercial area.

LU-3: The Town shall strive to preserve to the greatest extent feasible wildlife habitat in the open spaces, shoreline, marshes, mudflats, woodlands, and other biologically sensitive areas.

LU-4: Future land use decisions shall be consistent with the Land Use Diagram, Proposed Land Use. Densities and intensities specified in the Land Use Element are maximums (except for state-mandated bonuses for affordable housing or other density bonuses specifically provided for in the Housing Element) that may not be achieved if other policies of the General Plan pertaining to environmental, physical or other constraints such as steep slopes, soil instability or limitations on necessary infrastructure require lower densities or intensities.

LU-5: New development shall be in harmony with adjacent neighborhoods and open spaces.

LU-6: The Town shall closely consider the environmental constraints of land and Prime Open Space preservation and other General Plan policies through the development review process in determining the location, type, and density and/or intensity of development.

LU-7: Development should be located on the least environmentally sensitive, including habitat in the open spaces, shoreline, marshes, mudflats, and other biologically sensitive areas, and least hazardous portions of the land wherever feasible to promote sound land development and planning practices. Special emphasis shall be placed on keeping significant ridgelines open and unobstructed to the maximum extent feasible.

LU-8: Sewer, water and other essential infrastructure improvements must be available to the developer to serve new development by the time of completion of construction. Developers shall participate in the funding of essential expanded infrastructure to the maximum extent allowed by law.

LU-9: The Town shall coordinate with urban service providers such as Marin Municipal Water District and the sanitary districts to ensure that they have the capacity to serve new development.

LU-10: If no other alternatives exist, then an investigation with appropriate tests shall be required to determine if the on-site soils are suitable for development of a septic system. In hillside areas, an evaluation of the additional water from a septic system on slope stability issues shall also be required. All new or improved septic systems shall be designed by a registered civil engineer that specializes in septic design.

LU-11: Property owners cherish their views. Development, new construction, and associated landscaping shall be so situated or kept low to interfere minimally with existing primary views.

LU-12: The Town shall encourage projects that enhance its character and image through the development and design review processes. Monotony in design, and massive or inordinately large or bulky structures and site coverage that overwhelm or that are inconsistent with the surrounding area, shall be avoided.

LU-13: Neighborhood character, which is defined by the predominant architectural styles, type of buildings, building heights, mass, setbacks, landscaping, and natural characteristics, shall be of material consideration and preserved in all construction projects, including remodels and additions, to the maximum extent feasible.

LU-14: The Town shall continue to rely on design guidelines, such as the *Design Guidelines for Hillside Dwellings*, and *Downtown Tiburon Design Handbook*, and the guiding principles for Site Plan & Architectural Review found in the Zoning Ordinance. Where subdivisions have approved design criteria, new construction shall conform to the criteria.

LU-15: Remodels, tear-down/rebuilds, and new construction shall be compatible with the design, size, and scale of existing dwellings in the surrounding neighborhood.

LU-16: Outside lighting shall be allowed for safety purposes. The Town shall limit excessive light spillover and glare resulting from site lighting.

LU-17: Re-subdivision of vacant legal lots and existing built-upon lots shall be discouraged unless the following criteria are met:

- a. Safe, convenient, and acceptable access and circulation can be provided, especially in areas where narrow, curving, or otherwise substandard streets predominate.
- b. All newly-created lots have a slope of less than 30 percent.
- c. Development would avoid ridgelines, knolls, or other prominently visible areas.
- d. Consistency with General Plan, Zoning, Subdivision and all other Town regulations is demonstrated.
- e. Proposed lot sizes and density are compatible with the surrounding pattern of development.
- f. Sensitive treatment of trees and other significant natural features can be achieved.
- g. All required infrastructure can be provided to the site.
- h. No driveway shall serve more than three units. A public or private roadway, meeting Fire District and Town standards, must be provided if more than three units are to be served.
- i. Sufficient on-site parking is provided.

LU-18: The Town shall support and work with neighborhood associations as a tool for increasing community participation and cooperation.

LU-19: The Town shall encourage home occupations in residential areas that are clearly incidental to primary residential uses and do not adversely affect the neighborhood.

LU-20: Residents and property owners are encouraged to actively pursue undergrounding of utility wires to promote safety, service reliability, and aesthetic benefits to the Town.

LU-21: Wireless service providers are strongly discouraged from locating their communications facilities in residential or open space areas, or near schools or day-care facilities.

LU-22: Wireless service providers shall be required to minimize the visual impacts of their communications facilities to the maximum extent feasible.

LU-23: The Town shall support a diversity of commercial uses to serve the shopping and service needs of the community.

LU-24: The Town shall encourage the addition of under-represented retail and service businesses to enhance shopping and service opportunities for Tiburon.

LU-25: Destination tourist facilities and commercial recreation uses shall be carefully regulated to preserve convenient use of commercial services, harbors, shorelines, local transportation, and parking facilities.

LU-26: The Town recognizes and wishes to preserve its bay and waterfront as significant resources and shall closely consider the sensitivity of its coastal environment through the application review process and shall encourage maximum feasible public access to the waterfront, as called for in the San Francisco Bay Conservation and Development Commission's (BCDC) *San Francisco Bay Plan*, and where not in conflict with other public uses or with private uses which are of public benefit.

LU-27: The Town supports BCDC policies regarding "filling of the bay" and "shoreline public access" for land and water areas within BCDC's jurisdiction.

LU-28: The Town shall, through rezoning and annexation processes, add land to the Town when such action will materially enhance the community or substantially further the goals and policies of the General Plan.

LU-29: The Town recognizes that the unincorporated Paradise Drive area is an "island" completely surrounded by the Town of Tiburon and that the area is functionally a part of Tiburon, and therefore supports the annexation of the area into Tiburon at such time as annexation is economically, procedurally, and otherwise viable.

LU-30: The Eagle Rock/Bay Vista area could provide benefits to Tiburon, including the accommodation of new affordable housing, additional commercial properties, and more direct influence regarding Tiburon Boulevard/Highway 101 interchange issues. Therefore, the Town would consider annexation of this area during the planning period.

LU-31: Factors to be considered in annexation requests include: resident/property owner interest, cost/revenue and other fiscal implications, the nature and extent of necessary infrastructure, streets, parking, utilities and other facilities, and the feasibility of extending Town services to the annexation area without adversely affecting levels of service provided to current Town residents and property owners.

LU-32: Timing of annexation property shall be determined, or recorded future annexation agreements shall be required early in the development review/entitlement process.

LU-33: Annexation requests may be processed by the Marin Local Agency Formation Commission (LAFCO) concurrently with development applications by the Town.

LU-34: The Town shall pre-zone property consistent with this General Plan when annexation is imminent or when the Town deems rezoning timely and appropriate.

LU-35: Where appropriate, the Town will make use of overlay zones or other zoning techniques to ensure that rezoning and annexation of existing established neighborhoods does not result in excessive creation of non-conforming structures, nor unreasonably disrupt the existing pattern of development of such a neighborhood.

LU-36: The Town supports the LAFCO's Dual Annexation Policy, including implementation through future annexation agreements when immediate annexation is not appropriate.

LU-37: The Town shall coordinate its land use and zoning plans with the County of Marin, Strawberry Community, the City of Belvedere, Town of Corte Madera, LAFCO, and other agencies and jurisdictions to provide for more effective comprehensive planning.

LU-38: The Town shall work constructively with LAFCO to retain an appropriate Sphere of Influence (SOI) for Tiburon.

LU-39: The Town shall work with the County of Marin to approve projects within the Tiburon Sphere of Influence that area consistent with the Town's policies and compatible with nearby land uses in Tiburon.

LU-40: The Town shall encourage the state to manage Angel Island State Park in a way that protects the natural character and preserves the historic resources of the island.

LU-41: The Town supports the Reed Union School District and the Tamalpais Union School District and encourages the provision of neighborhood-accessible school facilities.

LU-42: The Town shall review this General Plan periodically and shall revise the plan approximately every ten (10) to fifteen (15) years, or as necessary to ensure the relevance of its goals, policies, and programs; and to monitor progress in the implementation and effectiveness of the plan.

Implementing Programs

LU-a: The Town shall periodically review and, if appropriate, revise its Municipal Code and other regulations to reflect the goals, policies, densities, intensities and the land use designations of this General Plan.

LU-b: The Town shall revise the Zoning Map as necessary to achieve consistency with the General Plan.

LU-c: The Town shall periodically revise its application forms, processing procedures, and development review procedures as necessary to reflect and implement the goals and policies of this General Plan.

LU-d: The Town shall periodically update its Public Facilities Fee regulations.

LU-e: The Town shall require that the plans for new construction include a lighting plan for review as part of the Site Plan and Architectural Review process.

LU-f: The Town, in conjunction with LAFCO and the County of Marin, shall conduct a study to establish the true cost and other implications of annexing Paradise Drive and work to create with the County of Marin and LAFCO a viable financing plan which would make annexation of properties in the Paradise Drive area feasible and fiscally acceptable to the Town.

LU-g: The Town shall identify priority locations for the use of Rule 20A underground funds.

LU-h: The Town shall review the plan periodically and revise and update the General Plan within 10 to 15 years of its adoption as deemed necessary.

Land Use Designations

Table 1 summarizes the Town’s General Plan land use designations for areas within the Town limits, SOI, and Planning Area by acreage. Land use designations on the adopted General Plan Land Use Map, as amended through January 2021, are shown on Figure 1. A brief description of each of the adopted General Plan land use designations is provided below.

TABLE 1: TOWN OF TIBURON LAND USE DESIGNATIONS IN TOWN LIMITS, SOI, AND PLANNING AREA

LAND USE	ACREAGES			
	TOWN LIMITS	SOI	PLANNING AREA (OTHER)	PLANNING AREA TOTAL
Low Density Residential	3.8	15.1	0.0	18.9
Medium Low Density Residential	264.3	75.6	0.0	339.9
Medium Density Residential	545.6	36.7	0.0	582.3
Medium High Density Residential	247.4	106.4	0.0	353.8
High Density Residential	51.8	7.9	0.0	59.7
Very High Density Residential	99.9	9.6	0.0	109.5
Planned Development Residential	130.0	313.1	0.0	443.1
Neighborhood Commercial	20.9	0.0	0.0	20.9
Shopping Commercial	0.0	3.3	0.0	3.3
Village Commercial	6.9	0.0	0.0	6.9
Office	1.4	0.0	0.0	1.4
Open Space	404.1	84.7	308.6	797.5
Public/Quasi-Public	810.7	41.4	0.0	852.1
Park	64.7	12.2	0.0	76.9
Marine	6,781.0	150.3	0.0	6,931.3
Right-of-Ways	0.2	0.0	0.0	0.2
Total	9,432.7	856.2	308.6	10,597.5
<i>Affordable Housing Overlay</i>	<i>7.6</i>	<i>1.2</i>	<i>0.0</i>	<i>8.8</i>

SOURCES: TOWN OF TIBURON, 2021; DE NOVO PLANNING GROUP, 2021.

Low Density Residential – The Low Density Residential (L) designation is intended for single-family residential units built at a density of up to 0.5 units per acre. Land designated L is typically zoned Residential Planned Development (RPD), which is intended to protect and preserve open space land as a limited and valuable resource without depriving owners of a reasonable use of their property for residential purposes. The regulations of the zone are designed to ensure, to the extent feasible, the conservation of natural resources and the retention of land in its natural or near natural state in order to, among other things, assist in the containment of urban sprawl and protect the community from the hazards of fire, flood, seismic and other catastrophic activity, and to otherwise implement the goals and policies of the general plan.

Medium Low Density Residential – The Medium Low Density Residential (ML) designation is intended for single-family residential units built at a density of up to 1.1 units per acre. Land designated ML is typically zoned Residential Open-40,000 square feet (RO-1), which is intended to promote and encourage the maintenance of a suitable environment for low-density, single-family development on larger lots with a minimum lot size of 40,000 square feet.

Medium Density Residential – The Medium Density Residential (M) designation is intended for single-family residential units built at a density of up to 3.0 units per acre. Land designated M is typically zoned Residential Open-20,000 square feet (RO-2), which is intended to promote and encourage the maintenance of a suitable environment for low-density, single-family development on larger lots with a minimum lot size of 20,000 square feet.

Medium High Density Residential – The Medium High Density Residential (MH) designation is intended for single-family

residential units built at a density of up to 4.4 units per acre. Land designated MH is typically zoned Single Family Residential (R-1), which is intended to promote and encourage the maintenance of a suitable environment for suburban family living on smaller single-family residential lots (minimum lot size of 10,000 square feet) in older developed areas of the town.

High Density Residential – The High Density Residential (H) designation is intended for two-family residential uses built at a density of up to 11.6 units per acre. Land designated H is typically zoned Two-Family Residential (R-2), which is intended to promote and encourage the establishment and maintenance of a suitable environment for suburban family living in areas appropriate by location and character for single-family and two-family dwellings on smaller lots (minimum lot size of 7,500 square feet or 3,750 square feet per dwelling).

Very High Density Residential – The Very High Density Residential (VH) designation is intended for two-family and multi-family residential developments built at a density of up to 12.4 units per acre. However, VHDR designations located within the Affordable Housing Overlay are limited to multi-family residential uses at a density of up to 18.4 units per acre (24.8 units per acre with density bonus). Land designated VH is typically zoned Multi-Family Residential (R-3) or Residential Multiple Planned (RMP). The R-3 zone is intended to promote and encourage the establishment and maintenance of a suitable environment for residence in areas appropriate by location and character for multifamily dwellings with a minimum lot size of 10,000 square feet or 3,500 square feet per dwelling unit. The RMP zone is intended to protect and preserve open space land as a limited and valuable resource without depriving owners of a reasonable use of their property for residential purposes and specific regulations are established by adopted master/precise plan, precise development plan, or condominium plan for development.

Planned Development Residential – The Planned Development Residential (PD-R) designation are reserved for properties that are generally undeveloped or underdeveloped and have the greatest site challenges for development. Site challenges for these properties range from natural constraints to development, such as steep slopes and the presence of landslide deposits or the likelihood of future slope instability, to the presence of a wide variety of land-based resources that are valued by the community, such as ridgelines, water and shoreline areas, wildlife and wildlife habitat, views, and trees and woodlands. Maximum densities for PD-R designations are considered by the Town to be achievable only if the applicants for development of these properties demonstrate compliance and consistency with policies of the General Plan, including policies of the Open Space & Conservation and Safety Elements.

Table 2 identifies the PD-R properties within the Planning Area and the prime open space characteristics limiting development, as well as each property’s total acreage and maximum allowable density as noted in the existing General Plan.

TABLE 2: PD-R PROPERTY CHARACTERISTICS AND DEVELOPMENT POTENTIAL

PD-R PROPERTIES	ACRES	MAXIMUM DENSITY PER ACRE	PRIME OPEN SPACE CHARACTERISTICS									
			SIGNIFICANT RIDGELINES	WATER / SHORELINE AREA	WETLANDS	STREAMS / RIPARIAN CORRIDOR	FLOOD-PRONE AREA	SPECIAL-STATUS SPECIES / SPECIAL COMMUNITIES	STEEP SLOPES (>40%)	INBOARD/OUTBOARD VIEWS	TREE STANDS	
A – Rabin	30.0	0.4	X						X	X	X	X
B – Tiburon Court	13.4	0.3			X	X			X	X	X	
C – Trestle Glen Lower	14.5	0.3	X		X	X				X	X	X
D – Tiburon Glen	26.0	0.3	X		X	X			X	X	X	X
E – Amerippon	10.3	0.5	X						X	X	X	
F – Pourian	5.6	0.5							X	X	X	X
G – Ring Mtn. Parcel G	4.8	0.2							X	X	X	
H – Sorokko ¹	16.4	0.5	X	X	X	X	X				X	X

I – SODA LLC ¹	20.95	0.4	X		X	X		X	X	X	X
J – Lerner/Winter ¹	26.1	0.4	X					X	X	X	
K – Traeger ¹	16.0	0.5		X			X		X	X	X
L – BRC ¹	50.2	0.1	X			X		X	X	X	X
M – Keil ¹	30.8	0.13	X	X	X		X	X	X	X	X
N – Martha Company ¹	110.0	0.4	X		X	X		X	X	X	X
O – Swahn ¹	15.0	0.3	X	X		X	X	X	X	X	X
P – Pan Pacific Ocean ¹	17.0	0.2	X						X	X	X
Q – Oloumi ¹	6.1	0.4							X	X	
R – O’Connor ¹	11.7	0.4						X	X	X	X
S – Robbins/Adams ¹	9.1	0.5		X			X	X	X	X	X
T – Drever ¹	8.3	0.5		X			X	X	X	X	X
U – Ling	5.6	1.0	X						X	X	

NOTE: 1) OUTSIDE OF TOWN LIMITS, BUT WITHIN THE TOWN’S SOI, AS OF SEPTEMBER 7, 2005.

SOURCES: TOWN OF TIBURON GENERAL PLAN LAND USE ELEMENT, FEBRUARY 2006.

Neighborhood Commercial – The Neighborhood Commercial (NC) designation typically allows, subject to specific zoning regulations, resident-serving commercial uses and offices, and mixed (commercial/residential or office/residential) uses with tourist-oriented uses strongly discouraged. The maximum allowable FAR is 0.37 for land designated NC; however, NC land within the Affordable Housing Overlay has a maximum allowable FAR of 0.31 for the commercial component only.

Shopping Commercial – The Shopping Commercial (SC) designation typically allows, subject to specific zoning regulations, general retail and service uses, service stations and auto-related sales and service uses, and office uses. Land designated SC has a maximum allowable FAR of 0.5.

Village Commercial – The Village Commercial (VC) designation typically allows, subject to specific zoning regulations, resident-serving commercial and office uses, tourist-oriented uses, and mixed (commercial/residential or office/residential) uses. Land designated VC has a maximum allowable FAR of 0.28.

Office – The Office (O) designation is strictly limited to office uses with no retail components. Land designated O has a maximum allowable FAR of 1.0.

Open Space – The Open Space (OS) designation is for lands which are set aside for natural resource protection, public health and safety, scenic qualities, and for passive recreation (such as hiking trails). Land designated OS is for areas of the Planning Area that will remain undeveloped.

Public/Quasi-Public – The Public/Quasi-Public (P) designation typically allows educational facilities, governmental and quasi-public building or facilities, utility facilities, and similar facilities owned or operated by public/non-profit agencies. Land designated P has a maximum allowable FAR of 1.0.

Park – The Park designation is intended to allow the development for recreational purposes. Land designated P has a maximum allowable FAR of 0.1.

Marine – The Marine designation is intended to allow water-related activities subject to specific regulations contained within the Marine (M) zone classification of the zoning ordinance. Land designated Marine has a maximum allowable FAR of 0.1 for existing buildings and no new buildings area allowed.

Right-of-Way – The Right-of-Way (ROW) designation is intended to designate land dedicated for infrastructure, new roads, and/or improvements to existing transportation infrastructure.

Downtown Element

Goals

DT-A: To preserve and enhance the historical attributes and small-town village character of Downtown that exists on Main Street and Ark Row.

DT-B: To enhance Downtown's role as the commercial and service center of Tiburon while promoting new resident-serving and visitor-serving uses and facilities.

DT-C: To encourage greater pedestrian activity and enjoyment of life in Downtown while respecting surrounding residential uses.

DT-D: To improve and enhance pedestrian and vehicular connectivity throughout Downtown.

DT-E: To support and encourage mixed-use development in Downtown, especially in order to provide affordable housing opportunities.

DT-F: To enhance Downtown's public facilities and amenities for the benefit of all users.

DT-G: To facilitate convenient parking to serve all uses.

Policies

DT-1: The Town shall promote a clean, well-maintained Downtown area that serves the commercial, service, and passive recreation needs of the community and is an aesthetically pleasing, friendly, and desirable destination.

DT-2: Resident-serving land uses shall be encouraged throughout Downtown.

DT-3: The Town shall actively promote the economic vitality of its Downtown.

DT-4: Mixed-use, such as commercial/resident, shall be encouraged in the commercial areas of Downtown Tiburon, especially in the areas designated with the Affordable Housing Overlay.

DT-5: The quality of residential neighborhoods within and adjacent to Downtown shall be preserved with regard to unreasonable noise, traffic, visual and other impacts, with the understanding that such impacts are generated to a greater extent in Downtown commercial areas than in exclusively resident areas.

DT-6: To preserve and enhance the unique character of Downtown Tiburon, Downtown buildings may be rebuilt or reconstructed to the same FAR as exists, provided that the resulting building substantially conforms to the guidelines of the *Downtown Tiburon Design Handbook*.

DT-7: The Town of Tiburon shall encourage preservation of its inventory of significant historic buildings and resources in Downtown, through implementation of the California State Historic Building Code and the *Downtown Tiburon Design Handbook*.

DT-8: Minor floor area additions to properties exceeding FAR limits may be approved without the need for a General Plan or Zoning Ordinance amendment. Minor floor area additions are those that do not add demand for parking as defined in the Parking and Loading section of the Zoning Ordinance, and do not increase traffic generation. A finding must be made that there will be no material adverse effects from the granting of the minor floor area addition.

DT-9: Transfers of Intensity A transfer of intensity between commercially-designated Downtown properties (NC and VC districts) may be permitted subject to discretionary review (conditional use permit) by the Town, without requiring General Plan or Zoning Ordinance amendments.

DT-10: Drive-through restaurants shall not be permitted and restaurants that primarily offer fast food and/or take-out service shall be discouraged in Downtown Tiburon. This policy does not prohibit beverage or specialty food providers, including, but not limited to, coffee and tea-houses, juice bars, and ice cream/frozen yogurt shops.

DT-11: Maintain Shoreline Park's historic Donahue Building (currently the Railroad/Ferry Museum) as a public use.

DT-12: The Neighborhood Commercial land use designation shall permit primarily resident-serving commercial 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-9.

DT-13: In order to encourage pedestrian use and enjoyment of the street, the Town shall discourage commercial office uses from occupying street-fronting ground floor space suitable for retail and restaurants in new or redeveloped buildings in the Upper Tiburon Boulevard area.

DT-14: Affordable Housing Overlay. In the Affordable Housing Overlay, residential uses that are not subject to commercial FAR limitations may be developed as part of mixed-use projects if a minimum of 20 to 25 percent of the units (depending on the size of the property) are reserved for moderate, low, and/or very low-income households. The residential density for these properties should be within a range from 12.5 units per acre to 15.3 units per acre (a yield of 16.9 units per acre to 20.7 units per acre after applying the state-mandated density bonus). The maximum allowable commercial development intensity for lands designated with an Affordable Housing Overlay is an FAR of 0.31. The Town will not permit new commercial development of properties with the Affordable Housing Overlay to an intensity that would prevent the achievement of at least 80 percent of the minimum housing density (12.5 units per acre) for that site. (Policy Revised 2014)

DT-15: The Village Commercial land use designation (Main Street/Ark Row) may be comprised of tourist-oriented and resident-oriented uses, as well as residential uses. The maximum allowable intensity for lands designated Village Commercial is an FAR of 0.28, except in accordance with Policy DT-6 or where a Transfer of Intensity is approved consistent with Policy DT-9.

DT-16: In order to encourage pedestrian use and enjoyment of Main Street, the Town shall discourage commercial office uses from occupying ground floor space suitable for retail and restaurants on Main Street and Ark Row.

DT-17: Throughout Downtown. New buildings or alterations to existing buildings in the Downtown should substantially adhere to the guidelines set forth in the Downtown Tiburon Design Handbook.

DT-18: Throughout Downtown. Street furniture and street lighting shall be high quality and consistent with the guidelines established in the Site Furnishings Supplement to the Downtown Tiburon Design Handbook, and shall be installed only in locations that will enhance use and enjoyment of sidewalks, parks, pedestrian corridors, plazas and other public areas.

DT-19: Throughout Downtown. Character defining elements of buildings listed on the Town's Inventory of Local Historical Buildings (Resolution No. 07-2001 as amended) shall be retained, preserved, and restored wherever feasible.

DT-20: Throughout Downtown. Encourage public art in those locations in Downtown where it is appropriate.

DT-21: Main Street. New construction and remodeling of buildings shall be architecturally compatible with, and contribute to, the village character of Main Street, the principal features of which are described in the Downtown Tiburon Design Handbook.

DT-22: Main Street. New construction and remodeling shall respect both the well-defined streetscape of Main Street and the street's maritime environment.

DT-23: Ark Row. Public and private improvements (including signs) shall be compatible with and not compromise Ark Row's historic resources and its unique character.

DT-24: Ark Row. The historic arks, cottages, and other resources of Ark Row shall be retained and rehabilitated consistent with recommended actions provided in applicable sections of The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings.

DT-25: Tiburon Boulevard. New buildings shall observe a setback of 25 to 30 feet from the curb, with entrances visible to the motorist and welcoming to the pedestrian, to create an engaging, pedestrian-friendly environment. Where possible, frontage improvements including wider sidewalks and street trees on both sides of the street should be installed consistent with the Downtown Tiburon Design Handbook.

DT-26: Tiburon Boulevard. Retail storefronts and active outdoor spaces for community gathering, such as sidewalk cafes, are strongly encouraged, in order to make strolling along Tiburon Boulevard a stimulating and enjoyable activity.

DT-27: Tiburon Boulevard. The visual presence and location of on-site parking spaces are to be made secondary to building storefronts, entrances, and street orientation. Locating parking behind buildings will be required wherever possible.

DT-28: Tiburon Boulevard. A mix of two- and three-story buildings is encouraged for new construction.

DT-29: Point Tiburon. The prevailing design theme and sign program established at the Point Tiburon Plaza should be retained to ensure a harmonious and consistent appearance within this commercial center.

Implementation Measures

DT-a: The Tiburon Zoning Ordinance shall be revised to be consistent with the goals and policies of this Element and to implement the guidelines of the Downtown Tiburon Design Handbook.

DT-b: Adopt a property maintenance ordinance for Downtown that will require that public and private improvements (including signs) be kept in good repair.

DT-d: Over the long-term, implement installation of streetscape improvements to Tiburon Boulevard's public right-of-way as described in the Downtown Tiburon Design Handbook. These improvements may include, but are not limited to, widening sidewalks to a minimum of eight feet; providing a landscaped planter strip between sidewalks and streets on both sides of Tiburon Boulevard; installing new street trees in these planter strips; and replanting the existing median strip with lower-growing vegetation.

DT-e: Facilitate the long-term future improvement of the four corner properties at the intersection of Tiburon Boulevard and Beach Road and adjacent sites.

DT-f: The Town shall adopt a street furniture/ outdoor seating plan for Main Street, with possible future extension of the plan to other areas of Downtown.

DT-g: The Town shall adopt a resolution designating the former Northwestern Pacific Railroad Yard palm tree as a protected tree.

DT-h: Consider installation of a Downtown Tiburon entry sign/ planter area at an appropriate location.

DT-i: Consider adoption of a public art ordinance and establishment of a community program to encourage public art where appropriate.

Downtown Planning Areas

Downtown Tiburon is a mixture of commercial, residential, government, park, open space, and residential uses. Downtown can be divided into five areas, each with a distinct character and development pattern: Upper Tiburon Boulevard, Lower Tiburon Boulevard, Main Street, Ark Row, and Point Tiburon. The following describes the five Downtown areas:

1. *Upper Tiburon Boulevard Area* – The Upper Tiburon Boulevard Area, the principal vehicular entrance to Downtown, is a commercial street that consists of an office complex, the Tiburon Town Hall/Belvedere-Tiburon Public Library/Zelinsky Park/Railroad Marsh complex; the Boardwalk shopping center; Bell Market; two banks; a delicatessen; and surface parking lots. All commercial buildings in the Upper Tiburon Boulevard Area (except for the two-story Belvedere—Tiburon Office Park) are single story. Tiburon Town Hall is a partial two-story structure, and the Library, while single-story in function, has the height of a two-story structure. Upper Tiburon Boulevard Area is considered underdeveloped and is the portion of Downtown where change is most likely to occur.
2. *Lower Tiburon Boulevard Area* – Lower Tiburon Boulevard Area is comprised of those properties between the former delicatessen (Shark’s Deli) and Main Street on the south side of Tiburon Boulevard; and the Tiburon Lodge, Fire Station, and the dry cleaners on the north side of Tiburon Boulevard. These properties, which have a mix of one- and two-story buildings, are developed at a higher intensity than those in the Upper Tiburon Boulevard Area. They include office buildings and a few retail and service establishments, and small restaurants. Property owners are continuing to invest in this area, with the renovation of Tiburon Lodge and planned renovation of Shark’s Deli.
3. *Main Street Area* – Main Street Area, consisting mostly of developed properties with older buildings, has many small shops, several restaurants, a hotel, a yacht club, and a few residential units, and is the focal point for many visitors to Downtown Tiburon. The relative proportions of the streets, sidewalks, and building facades create a comfortable environment dominated by pedestrians. Major infrastructure improvements, such as the Main Street Reconstruction Project completed in 2000 and the Ferry Access Improvement Project completed in 2002, and regular community events, like Fridays on Main and Slow Streets, demonstrate the level of commitment to this area by the Town, property owners and businesses.
4. *Ark Row Area* – Ark Row Area, also known as Upper Main Street, is an interesting collection of former houseboats, former summer cottages, and newer buildings (that resemble older buildings) which are occupied by galleries, small shops, offices, and an occasional residence. The Ark Row Area has mature street trees and is bounded on one side by a hillside (the north slope of Corinthian Island) which gives the street a small, intimate feel that is distinct from the rest of the commercial area. The north side of the Ark Row Area fronts on the Main Street Parking Lot, a centrally located public pay-parking lot with capacity for approximately 200 cars.
5. *Point Tiburon Area* – Point Tiburon Area, a redevelopment project-constructed in the mid-1980s on the 38-acre former Northwestern Pacific Railroad Yard, consists of approximately 23,000 square feet of commercial and office space in Point Tiburon Plaza, a 240-acre public pay-parking lot, and 155 condominium dwelling units. The residential component of the Point Tiburon Area forms three distinct complexes; the 34-unit Marsh Condominiums; the 54-unit Lagoon Condominiums; and the 67-unit Bayside Condominiums. The Point Tiburon Area also contains a man-made open water “lagoon”, a large public park (Shoreline Park) containing a Railroad/Ferry Museum (Donahue Building), and a small public park with tennis courts (Teather Park).

Town of Tiburon Zoning Ordinance

Chapter 16 of the Tiburon Municipal Code is the Town’s Zoning Ordinance. The Zoning Ordinance carries out the policies of the General Plan by classifying and regulating the uses of land and structures within the Town, consistent with the General Plan. The purpose of the Zoning Ordinance is to protect and promote the public health, safety, and general welfare, and to

implement the policies of the Town's General Plan. More specifically, the Zoning Ordinance is intended to achieve the following objectives:

- A. To provide a framework for the physical development of the town in such a manner as to preserve its essential residential character consistent with the general plan;
- B. To foster a harmonious, convenient, and workable relationship among land uses;
- C. To promote the stability of existing land uses that conform with the general plan and to protect them from inharmonious influences and harmful intrusions;
- D. To ensure that public and private lands ultimately are used for the purposes that are most appropriate and most beneficial to the town as a whole;
- E. To prevent excessive population densities and overcrowding of the land with structures;
- F. To promote a safe, effective traffic circulation and transportation management system;
- G. To require the provision of adequate off-street parking and loading facilities;
- H. To facilitate the appropriate location of community facilities;
- I. To permit office and commercial activities in appropriate locations in compliance with the general plan in order to strengthen the town's economic base and to provide services for the community;
- J. To preserve the natural beauty of the town's setting and to ensure conservation of its scenic, historic, recreational, and wildlife resources;
- K. To ensure that uses and structures enhance their sites and harmonize with the surrounding area;
- L. To ensure that new development will not overtax existing utilities systems or community facilities or services or, alternatively, that provision is made to supplement existing facilities or services where needed to accommodate new development;
- M. To provide a framework for implementation of the town's adopted general plan elements; and
- N. To preserve and enhance the quality of the human and natural environment.

Article II of the Zoning Ordinance outlines the base district regulations and allowable land uses, establishing eight residential zones, two commercial zones, an office zone, a marine zone, a public/quasi-public zone, an open space zone, a parks and recreation zone, and one overlay zones, as shown on the Zoning Map (see Figure 2).

Article III outlines the general development standards and parking standards, and Article IV outlines the standards for specific land use activities.

San Francisco Bay Conservation and Development Commission

The San Francisco Bay Conservation and Development Commission (BCDC), established to both protect and direct development of the Bay and its shoreline, is a commission which regulates development along the waters of the Bay. Altogether, the Commission is charged with:

- Regulating all filling and dredging in San Francisco Bay (which includes San Pablo and Suisun Bays, sloughs and certain creeks and tributaries that are part of the Bay system, salt ponds and certain other areas that have been diked-off from the Bay);
- Protecting the Suisun Marsh, the largest remaining wetland in California, by administering the Suisun Marsh Preservation Act in cooperation with local governments;
- Regulating new development within the first 100 feet inland from the Bay to ensure that maximum feasible public access to the Bay is provided;
- Minimizing pressure to fill the Bay by ensuring that the limited amount of shoreline area suitable for high priority water-oriented uses is reserved for ports, water-related industries, water-oriented recreation, airports, and wildlife areas.
- Pursuing an active planning program to study Bay issues to ensure that Commission plans and policies are based upon the best available current information.

- Leading regionwide adaptation planning in light of rising sea level;
- Administering the federal Coastal Zone Management Act within the San Francisco Bay segment of the California coastal zone to ensure that federal activities reflect Commission policies.
- Participating in the regionwide program to administer a Long Term Management Strategy (LTMS) to ensure appropriate dredging and dredged materials disposal in San Francisco Bay; and,
- Participating in California's oil spill prevention and response planning program.

San Francisco Bay Plan

The San Francisco Bay Plan (Bay Plan) guides BCDC's planning and actions for the area within its jurisdiction. The Bay Plan includes two primary parts: the policies to guide future uses of the Bay and shoreline, and the maps that apply these policies to the present Bay and shoreline. The Bay Plan addresses the following matters as specifically required by the law:

1. The results of the Commission's detailed study of the Bay;
2. The comprehensive plan adopted by BCDC for the conservation of the water of San Francisco Bay and the development of its shoreline;
3. BCDC's recommendation of the appropriate agency to maintain and carry out the Bay Plan;
4. BCDC's estimate of the approximate amount of money that would be required to maintain and carry out the provisions of the Plan for the Bay; and
5. Other information and recommendations BCDC deemed desirable.

BCDC has jurisdiction over five areas: the San Francisco Bay, a 100-foot shoreline band, salt ponds, managed wetlands, and certain waterways. The provisions of the Bay Plan pertaining to areas outside of the 100-foot shoreline band are advisory. In the Tiburon Planning Area, the Bay Plan applies to activities within San Francisco Bay and activities along the 100-foot shoreline band. The provisions of the Bay Plan pertaining to areas outside of the 100-foot shoreline band are advisory. There are no salt ponds, managed wetlands, or waterways under BCDC's jurisdiction in the Tiburon Planning Area.

Permit requirements are detailed in Title 7.2 of the California Government Code and Title 14, Division 5 of the California Code of Regulations. BCDC has the authority to approve projects with conditions that must be carried out as a part of the authorized project. According to BCDC's website, typical permit conditions include requirements to construct, guarantee, and maintain public access to the Bay, plan review requirements that must be met before construction can begin, and mitigation requirements to offset the adverse environmental impacts of proposed projects.

The Bay Plan establishes seven policies regulating future development to ensure conservation of the Bay's tidal resources and native species and specifically address placement of fill and sediment. The Tiburon Planning Area is located within the area addressed by Plan Map 4, which refers to the area as Central Bay North area. The Bay Plan establishes the following policies which apply to specific areas within the Planning Area:

30. Richardson Bay Special Area Plan - See Special Area Plan for detailed planning policies for the water area and shoreline north of a line drawn between Cavallo Point and Point Tiburon.
31. Angel Island State Park - Use only for camping, picnicking, water-oriented recreation. Access by boat only. Preserve boat slips and mooring buoys at Ayala Cove. No commercial uses except for convenience needs of park visitors. Preserve and interpret cultural, historical and natural features of the island. Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
32. Romberg Tiburon Center for Environmental Studies - If and when not needed by San Francisco State University, acquire, and develop for park. Expansion of Romberg Tiburon Center should be compatible with park use. Romberg Tiburon Center lands outside of the shoreline band should be developed consistent with recreation policy 4-b. Provide public access through the site to the shoreline.

Richardson Bay Special Area Plan

Richardson Bay, situated in southern Marin County, provides a wide range of aquatic and wildlife habitats for abundant and diverse populations of fish and wildlife. Because of its location sheltered from strong tides and winds and close proximity to the Pacific Ocean, Richardson Bay is an area of high value for fish that spend part of their life in the ocean and part in an estuary, and for sea birds and migratory waterfowl as a refuge during winter storms. Additionally, because of the shallowness of the Bay's water, many acres of mudflats are exposed at low tide providing important feeding areas for shorebirds and habitat for algae and small crustaceans. Moreover, Richardson Bay is one of the few areas in the San Francisco Bay system in which harbor seals reside and haul out.

Over the past few years, Richardson Bay has experienced increasing problems related to the protection of sensitive biological species and natural environments. Because of this, the people of Marin County, the San Francisco Bay Area, and California have a substantial and continuing interest in its present and future use. Five local governments have jurisdiction over its waters and shoreline: Marin County and the cities/towns of Sausalito, Mill Valley, Tiburon, and Belvedere, as does the state BCDC. The purpose of the Richardson Bay Special Area Plan (RBSAP) is to recommend to each agency uniform policies and regulations for adoption as the agency's specific policy for Richardson Bay and establish standards for development along the shores of Richardson Bay. Policies within the RBSAP related to land use and regulating future development include:

Aquatic and Wildlife Resources Policies

2. Future shoreline developments adjacent to mud flats or tidal or diked marshes should provide a natural landscaped buffer area between the development and the shoreline. The buffer area should be a minimum of 20 to 40 feet wide, depending on the sensitivity of the wildlife and the density and intensity of development, and should be planted with native shrubs and trees such as coyote brush, toyon, and coast live oak.
5. Any development within Richardson Bay should avoid destruction of marshes, mud flats, shellfish beds, and eelgrass beds. If such losses are unavoidable, the project should be authorized only if the minimum amount of habitat disturbance necessary to accomplish the purpose of the project occurs and the habitat loss is mitigated to the fullest extent. Mitigation should be within Richardson Bay, preferably at the development site, or if that is not feasible, at a site identified in the Tidal Restoration and Marsh Enhancement section of the Special Area Plan.

Public Access, Views, and Vistas Policies

1. A continuous unified public access system should be provided around the entire periphery of Richardson Bay.
2. Maximum feasible public access to and along the Richardson Bay shoreline should be provided as part of each shoreline or water area development consistent with the project. Such areas would include continued development of the pedestrian promenade on the Bay side of existing buildings in downtown Tiburon. The access areas should be connected to existing adjacent public access areas, public park, and open space facilities, and public rights-of-ways; be related to the adjacent uses; and be designed, constructed, and maintained to indicate their public nature. If there is no public access on adjacent land, but could reasonably be expected to be provided in the future as part of a development, the public access design should provide for connection to the future adjacent access area. In cases where public access at the project site would be inconsistent because of public safety considerations or significant use conflicts access should be provided off-site, in nearby areas.

Special consideration should be given in the design of public access areas in marinas where houseboats and live-aboards will be moored to assure that the private residential use does not interfere with the public access use of the marina shoreline.

4. Public access areas should be landscaped and appropriate amenities such as seating, lighting, trash containers, drinking fountains, and restrooms should be provided where appropriate. These facilities should be maintained as part of the project and clear and visible signing of the public access area should be provided. Adequate public parking and access facilities for the handicapped should be provided for public use of the access area.

5. Pedestrian and bicycle paths should be separated wherever possible. Access paths for pedestrian use only should be a minimum of six feet in width, and paths designed for bicycle use only should be a minimum of ten feet in width wherever such widths are feasible. Paths designed for joint pedestrian and bicycle use should be 13 feet in width wherever possible.
9. All local, regional, and state agencies should work together to provide new public access and parks, especially to link the existing shoreline parks and public access areas to the extent feasible without additional filling in the Bay or adversely affecting natural resources.
10. In all shoreline development, the siting and height of all buildings and placement of landscaping should maintain views and vistas of Richardson Bay, Mount Tamalpais and San Francisco through the project from major roadways, vista points, and the shoreline. All development should be subject to design review processes.
12. New shoreline development should be built in clusters, leaving open space around or through the buildings to provide views of the Bay. Areas designated as view corridors within these projects should not be blocked by parked cars, high vegetation or other obstructions that restrict Bay views. Building colors and materials should complement the natural setting.
13. Publicly owned lands which provide views or vistas of the Bay, such as streets, walkways, and rights-of-way, should be designated as view corridors.
12. Marin County and the cities abutting Richardson Bay participating in the implementation of the Richardson Bay Special Area Plan should, as part of their current and future planning procedures, identify locations affording or potentially affording views of Richardson Bay and San Francisco Bay and make provisions in their current and future planning and development processes to safeguard important existing and potential view corridors and vista points of the water from land and the land from the water, whenever such sites are proposed for development, redevelopment, alterations or additions. Planning departments of the County, cities, and BCDC should work jointly to identify short and long-range views and vista goals and a uniform implementation policy.

Marin Local Agency Formation Commission

In 1963, the State Legislature created a LAFCO for each county, with the authority to regulate local agency boundary changes. Subsequently, the State has expanded the authority of a LAFCO. The goals of a LAFCO include preserving agricultural and open space land resources and providing for efficient delivery of services. The Marin LAFCO has authority over land use decisions in Marin County affecting local agency boundaries. Its authority extends to the incorporated cities, including annexation of County lands into a Town, City, and special districts within the County. LAFCO has the authority to review and approve or disapprove the following:

- Annexations to or detachments from cities or districts;
- Formation or dissolution of districts;
- Incorporation or disincorporation of towns and cities;
- Consolidation or reorganization of towns, cities, or districts;
- Extensions of service beyond an agency's jurisdictional boundaries;
- Development of, and amendments to, Spheres of Influence (SOI). The SOI is the probable physical boundary and service area of each local government agency. This may extend beyond the current service area of the agency; and
- Provision of new or different services by districts.

In addition, LAFCO conducts Municipal Service Reviews (MSRs) for services within its jurisdiction. An MSR typically includes a review of existing municipal services provided by a local agency and its infrastructure needs and deficiencies. It also evaluates financing constraints and opportunities, management efficiencies, opportunities for rate restructuring and shared facilities, local accountability and governance, and other issues.

Legislation, including Assembly Bill 1555 and Senate Bill 244, has been enacted to encourage the identification and annexation of islands, which are unincorporated areas substantially surrounded by a Town or cities. The Town recognizes

that the unincorporated Paradise Drive area on the eastern side of the peninsula is an “island” completely surrounded by the Town of Tiburon and that the area is functionally a part of Tiburon.

Marin County General Plan

Marin County adopted its General Plan in November 2007, and has amended the General Plan four times through September 2013. The County’s General Plan provides a comprehensive set of goals, policies, and implementation measures to guide the County’s growth through the year 2020.

The County’s General Plan establishes allowed land uses within the Town’s SOI, the Planning Area, and the unincorporated areas surrounding the Town, SOI, and Planning Area. While the Town’s General Plan Land Use Map identifies planned land uses within the SOI and unincorporated Planning Area, Marin County has ultimate land use planning and project approval authority within the SOI and Planning Area unless the lands are annexed to the Town. The County’s land use designations for areas within the SOI and Planning Area are summarized in Table 3 and the County’s land use designations for the unincorporated area within the SOI, Planning Area, and around the Town are shown on Figure 3.

TABLE 3: MARIN COUNTY LAND USE DESIGNATIONS IN PLANNING AREA AND SOI

LAND USE	ACREAGE	
	SOI	PLANNING AREA (OTHER)
Single Family Residential	479.33	0.0
Multiple Family Residential	38.55	0.0
Planned Residential	296.11	0.0
Neighborhood Commercial/Mixed Use	1.19	0.0
Office Commercial/Mixed Use	2.92	0.0
Open Space	38.13	308.62
<i>Total</i>	<i>856.23</i>	<i>308.62</i>

SOURCE: MARIN COUNTY, 2021; DE NOVO PLANNING GROUP, 2021.

EXISTING SETTING

LAND USE PATTERNS

When discussing land use, it is important to distinguish between planned land uses and existing land uses. The General Plan land use designations identify the long-term planned use of land but do not present a complete picture of existing land uses. The Marin County Assessor’s office maintains a database of existing land uses on individual parcels, which is used as the basis for property tax assessments. The acreages for each assessed land use within the Town, SOI, and Planning Area are summarized in Table 4 and depicted on Figure 4.

TABLE 4: ASSESSED LAND USES BY ACREAGE– TOWN OF TIBURON

ASSESSED LAND USE	ACREAGE			
	TOWN LIMITS	SOI	PLANNING AREA (OTHER)	PLANNING AREA TOTAL
COMMERCIAL				
Commercial – Improved	50.6	16.8	0.0	67.5
Commercial – Unimproved	8.8	0.0	0.0	8.8
<i>Commercial Sub-Total</i>	<i>59.4</i>	<i>16.8</i>	<i>0.0</i>	<i>76.3</i>
RESIDENTIAL				
Single Family Attached	16.9	1.40	0.0	18.3
Single-Residence – Improved	1,121.3	295.5	0.0	1,416.8

ASSESSED LAND USE	ACREAGE			
	TOWN LIMITS	SOI	PLANNING AREA (OTHER)	PLANNING AREA TOTAL
Single Residence – Unimproved	192.5	308.6	0.0	501.1
Multiple-Residential – Improved	78.0	55.9	0.0	133.9
Multiple-Residential – Unimproved	2.7	0.1	0.0	2.8
<i>Residential Sub-Total</i>	<i>1,411.4</i>	<i>661.5</i>	<i>0.0</i>	<i>2,072.9</i>
INDUSTRIAL				
Industrial – Unimproved	10.7	0.0	0.0	10.7
<i>Industrial Sub-Total</i>	<i>10.7</i>	<i>0.0</i>	<i>0.0</i>	<i>10.7</i>
OPEN SPACE				
Open Space – Improved	0.1	0.0	0.0	0.1
<i>Open Space Sub-Total</i>	<i>0.1</i>	<i>0.0</i>	<i>0.0</i>	<i>0.1</i>
NON-TAXABLE / MISCELLANEOUS				
Common Area	98.9	3.5	0.0	102.4
Valued by State Board of Equalization	0.4	0.0	0.0	0.4
Subject to Exemption – Improved	50.8	1.6	0.0	52.4
Subject to Exemption – Vacant	99.8	11.7	0.0	111.5
Tax Exempt	7,701.1	161.1	308.6	8,170.2
<i>Non-Taxable / Miscellaneous Sub-Total</i>	<i>7,951.0</i>	<i>177.9</i>	<i>308.6</i>	<i>8,437.5</i>
<i>Grand Total</i>	<i>9,432.7</i>	<i>856.2</i>	<i>308.6</i>	<i>10,597.5</i>

SOURCE: MARIN COUNTY ASSESSOR'S OFFICE, 2021; DE NOVO PLANNING GROUP, 2021.

Existing land uses refer to the existing built environment, which may be different from the land use or zoning designations applied to land for planning purposes. Existing land uses are based on data provided by the County Assessor and are described below.

Commercial

The predominant type of commercial land use, based on the percent of total acres, is improved commercial land, which accounts for 67.4 acres of the Planning Area (including the Town limits and SOI) while vacant commercial land accounts for 8.8 acres. As shown on Figure 4, the Town's commercial uses are located in and around the downtown, waterfront areas, and east of the Belvedere Lagoon, as well as along Tiburon Boulevard and Highway 131 near the Highway 101 interchange.

Residential

Residential uses in Tiburon include single family attached, single-family, and multiple-family developments.

Single Family Attached refers to parcels that contain attached single-family residential housing units on parcels. The Tiburon Planning Area contains 18.3 acres of *Single Family Attached* uses.

Single Residence refers to parcels that contain one housing unit per parcel. The Tiburon Planning Area contains 1,917.9 acres of *Single Residence* uses. Single family residential land uses are generally located throughout the Town, as shown on Figure 4. The majority of single family residential units are typical single family residences, with one residence located on one parcel.

Multiple-Residential refers to parcels that contain more than one housing unit, including duplexes, triplexes, fourplexes, condominiums, townhomes, and apartment buildings. The Tiburon Planning Area contains 136.7 acres of *Multiple-Residential* uses, which accounts for 1.3 percent of the Planning Area. Multifamily uses are generally located near major roadways and commercial areas, as shown on Figure 4.

Industrial

Industrial uses accounts for only 0.1 percent of the Planning Area (10.7 acres). As shown on Figure 4, the industrial uses are located in and around the waterfront area in the northeast corner of the Planning Area on a parcel located on the San Francisco Bay within the Town limits.

Open Space

The open space category accounts for 0.13 acres of the Planning Area (including the Town limits and SOI).

Non-Taxable / Miscellaneous

The non-taxable / miscellaneous category includes residential and commercial common areas, tax exempt land, land subject to exemption, and land valued by the State Board of Equalization. The City limits, SOI, and Planning Area contains 8,437.5 acres of non-taxable uses. The large acreage of this category, relative to the other assessed use categories, is primarily due to the water areas in Richardson Bay and San Francisco Bay that are tax exempt. It is also noted that the only parcel in the Planning Area that is located outside of the Town and SOI limits is in this category (308.6 acres that are tax exempt).

DEVELOPMENT TRENDS

Figure 5 highlights the development trends of Tiburon from 1894 to 2019.

The modern history of Tiburon begins in 1834 when John Thomas Reed was formally granted permission by the Mexican authorities to occupy the Rancho Corte de Madera del Presidio, which was a vast area of redwood groves and grassland that included the Tiburon Peninsula, Belvedere, and major portions of the Mill Valley, Corte Madera, and Larkspur.

The area which currently contains the Town of Tiburon began to grow with the establishment of a railroad line in 1884 between Tiburon Point and San Rafael with a ferry connection to San Francisco. During its heyday, the railroad-ferry service brought many other commercial and industrial industries to Tiburon. Codfish canneries sprouted along the bay shore to can fish brought down from Alaska and oyster beds developed in the shallow waters of the bay. Ship dismantlers broke up many obsolete ocean-going vessels, the Navy established a huge coaling station on the east shore of the peninsula, and Brick kilns were built and several powder plants opened. Additionally, saloons, boarding houses, grocery stores, and other retail/commercial establishments, including a post office, are developed in downtown Tiburon and the first real estate subdivision (Lyford's Hygeia) is developed in 1883².

In 1921, the Great Fire of Tiburon occurred resulting in the destruction of nine structures including a hotel, garage and butcher shop. In their place new buildings arose, including in some cases, old arks. Additionally, Main Street is paved and sidewalks are added, replacing the wooden planks. In the 1930's, Tiburon Boulevard is paved establishing a direct route to the east end of Main Street (rather than driving along the east shore of Belvedere) (Mathews, March 1999). In 1931, the naval coal service ended and the site was converted to an industrial company producing cables for the Golden Gate Bridge due to the existing large cranes on-site. However, during World War II, the site was converted to manufacture and service huge anti-submarine nets, which guarded the Golden Gate and other harbors across the Pacific, and to train sailors to handle them.

In the 1940's, World War II brought more people to Tiburon due to the presence of the Navy and U.S. Army. The Navy started developing housing for Net Depot workers on the site of the present Hilarita Housing, for sailors from submarines at an annex to the Net Depot (now the Paradise Beach County Park in the Tiburon Planning Area). Additionally, the U.S. Army utilized Angel Island as a discharge and replacement depot, troop barracks and prisoner-of-war camp, and processing center and quarantine for soldiers returning from oversea bases³. Major development did not get under way in Tiburon until

² Mathews, Glenn. March 1999. Downtown Tiburon Historic Resources Study. [page 9]

³ California Department of Toxic Substances Control, EnviroStor Database. 2020. Fort McDowell State Response Site.

after the end of the war. As shown on Figure 5, the majority of development up to 1949 was limited to random parcels along Main Street, Tiburon Boulevard, and Paradise Drive.

In the 1950's, Tiburon began its evolution as a bedroom suburb of San Francisco with the population increasing to a little more than 2,000 residents and residential and commercial development heavily increasing. As shown on Figure 5, subdivisions were beginning to be developed, including the Bel Aire and Belveron Gardens subdivisions in the northern portion of the Planning Area and the Hawthorne, Del Mar and Reed Subdivisions along Tiburon Boulevard on the western side of the peninsula⁴. Additional development continued along the main roadways including around Highway 131 in the northwest portion of the Planning Area, Trestle Glen Boulevard in the northern portion of the Planning Area, Tiburon Boulevard in the western portion of the peninsula, and Paradise Drive along the southern and eastern portions of the peninsula. Businesses also began to move from Main Street to more parking-friendly locations with stores becoming more tourist oriented (Mathews, March 1999).

In the 1960's, development continued into the hills and adjacent to existing developments and the population of Tiburon increased to a little more 3,000 residents (Mathews, March 1999). In 1964, the Town was officially incorporated and a town council was established. In 1966, the Town acquired several hundred acres of open space land and subsequently purchased an additional several hundred acres of open space land from the Navy to protect ridgelines in the Planning Area. Additionally, Caltrans planned to extend Tiburon Boulevard to four lanes with two travel lanes in each direction. However, in 1966, following a number of public hearings, only Tiburon Boulevard west of Trestle Glen Boulevard was extended to four lanes. Tiburon Boulevard east of Trestle Glen Boulevard remained a two-lane road and the land originally planned for the Tiburon Boulevard widening was developed with the Richardson Bay Lineal Park⁵.

From 1970 to 1999, the Tiburon Planning Area resulted in additional residential developments extending further into the hillsides, including the Reedland Woods, Bel Aire, Tiburon Crest and Cypress Hollow Subdivisions in the northwest corner of the Planning Area and the Taylor Road, Ring Mountain Taylor, and Paradise Estates subdivisions in the northeast corner of the Planning Area. In the southern portion of the Planning Area, the former railroad yards in downtown Tiburon were redeveloped into the Point Tiburon development, which included residential, commercial, and recreational components. The Town also acquired the waterfront land next to the Point Tiburon development and created the Ferry Landing and Plaza. In 1997, a new Town Hall and the Belvedere – Tiburon Library was developed and in 2000 a new police station was developed.

By the beginning of the 2000's, the majority of the developable land in the Tiburon Planning Area had been developed. Growth from the last two decades has been limited to the redevelopment/expansion of existing properties, development of infill properties, and development of planned development properties that have the greatest site challenges, such as steep slopes, ridgelines, wildlife habitats, and trees and woodlands. Additionally, the population and housing units have only slightly risen over the past two decades. Between 2000 and 2020 the population in Tiburon increased by 874 people (population of 9,540 in 2020) or approximately 10 percent, and the number of housing units increased by 156 (4,049 housing units in 2020) or by approximately four percent.

⁴ Town of Tiburon. 2006. Tiburon 2020 General Plan Introduction [page 1-12]

⁵ Town of Tiburon. 2006. Tiburon 2020 General Plan Introduction [page 1-13]

PENDING, APPROVED, AND UNDER CONSTRUCTION PROJECTS

Table 5 lists recently approved and pending residential development projects in the Town and Table 6 identifies the recently approved commercial/institutional development projects. It is noted that there are currently no pending commercial/institutional development project applications under review in Tiburon⁶.

TABLE 5: PENDING, APPROVED, AND UNDER CONSTRUCTION RESIDENTIAL PROJECTS

PROJECT NAME	NUMBER OF RESIDENTIAL LOTS / UNITS	NON-RESIDENTIAL SQUARE FOOTAGE	STATUS
SINGLE-FAMILY			
6 Venus Court <i>(File DR2020-075/BR21-003)</i>	Existing – Remodel Convert garage to office	-	Under Construction - February 2021
7 Reed Ranch Road <i>(File DR2020-087)</i>	Existing – Remodel Fence/walls/window replacement	-	Approved - February 2021
10 St. Bernard Lane <i>(File DR2021-007)</i>	Existing – Utility Remodel New wall for generator	-	Approved January 2021
12 Mercury Avenue <i>(File DR2020-073)</i>	Existing – Addition Accessory structure in rear yard	-	Approved - February 2021
24 Juno Road <i>(File DR2020-093)</i>	Existing – Addition New pergola, patio upgrade	-	Approved - January 2021
44 Southridge West <i>(File DR2020-078)</i>	Existing – Remodel 164 sf addition	-	Approved - January 2021
58 Claire Way <i>(File DR 2020-059)</i>	Existing – Addition/Remodel 973 sf addition	-	Approved - January 2021
108 Lyford Drive <i>(File DR2020-009/VAR2020-002/VAR2020-019)</i>	Existing – Addition/Remodel Demo and rebuild SFD	-	Approved - January 2021
275 Round Hill Road <i>(File DR2020-045/VAR2020-011/VAR2020-012)</i>	Existing – Addition/Remodel 712 sf addition	-	Approved - February 2021
281 Karen Way <i>(File DR2020-088/VAR2020-020)</i>	Existing – Addition/Remodel 930 sf addition	-	Approved - May 2021
545 Silverado Drive <i>(File DR2019-119/BR21-008)</i>	1 New SFD on vacant lot	-	Under Construction - October 2021
687 Hilary Drive <i>(File DR2020-015)</i>	Existing – Addition/Remodel Demo and rebuild SFD	-	Withdrawn
1901 Centro West <i>(File DR2020-083)</i>	Existing – Addition/Remodel Convert crawlspace to bath/bedroom	-	Approved – January 2021
1970 Straits View Drive	Existing – Remodel	-	January 2021

⁶ Town of Tiburon. Projects Under Review webpage. Available at: <https://www.townoftiburon.org/357/Projects-Under-Review>

LAND USE, GROWTH, AND ENVIRONMENTAL JUSTICE

PROJECT NAME	NUMBER OF RESIDENTIAL LOTS / UNITS	NON-RESIDENTIAL SQUARE FOOTAGE	STATUS
(File DR2020-086)	28 sf addition, window replacement		
2165 Paradise Drive (File DR2019-030/VAR2019-005)	Existing – Addition/Remodel 705 sf addition to SFD Previously was duplex	-	Approved February 2021
2235 Centro East Street (File DR2020-079)	Existing – Addition/Remodel New accessory structure	-	Approved on February 2021
131 Las Lomas Lane (File DR2021-011/VAR2021-005/VAR2021-006/VAR2021-018)	Demo and rebuild SFD		Approved October 2021
77 East View Drive (File DR2020-058/VAR2020-016/VAR2020-014/VAR2021-015/VAR2021-019/FAE2020-009)	Demo and rebuild SFD		Approved July 2021
4916 Ranch Road (File DR2021-065)	Demo and rebuild SFD Previously county jurisdiction		Application Submitted, Pending Approval
2359 Paradise Drive (File DR2021-128/VAR2021-028)	1+1 New SFD and Attached ADU on vacant lot		Application Submitted, Pending Approval
7 Place Moulin (File DR2020-026)	1 New SFD on vacant lot		Application Submitted, Pending Approval
1 Trestle Glen Terr, (File DR2021-012)	1 New SFD on vacant lot		Application Submitted, Pending Approval
3 Trestle Glen Terr. (File BR16-068)	1 New SFD on vacant lot		Constructed – February 2020
5 Trestle Glen Terr, (File BR18-204)	1 New SFD on vacant lot		Under Construction, November 2021
1894 Centro West Street (File DR2021-088/VAR2021-023)	1+1 New SFD and Detached ADU on vacant lot		Application Submitted, Pending Approval
1799 Lagoon View (File DR2021-093)	Demo and rebuild SFD		Application Submitted, Pending Approval
59 Via Las Alto (File DR2020-076)	Demo and rebuild SFD		Application Submitted, Pending Approval
55 Mount Tiburon Road (File DR2021-029)	Demo and rebuild SFD		Application Submitted, Pending Approval
2010 Paradise (File DR2021-052/VAR2021-14/VAR2021-015/VAR2021-016/VAR2021-017/FAE2021-002)	1 New SFD on vacant lot		Application Submitted, Pending Approval

PROJECT NAME	NUMBER OF RESIDENTIAL LOTS / UNITS	NON-RESIDENTIAL SQUARE FOOTAGE	STATUS
1882 Vistazo West/ 18 St. Bernard Lane (File BR19-156)	No net change in units as duplex previously. Convert to 1 SFD and 1 ADU		Constructed September 2020
Salvatore – Swahn Single-Family Residence ¹ (County File DR 13-80)	1	-	Approved – October 2013
25 Gilmartin Drive (File BR16-039)	1	-	Constructed – 2019
138 and 142 Rock Hill Road (i.e., Wu-Sarhangi Lot Split)	2	-	Approved – 2015 Parcel Map Recorded – 2018
Alta Robles (i.e., SODA/Rabin) ¹	14	-	Site Plan and Architectural Review Approved -- December 2019 (Vesting Tentative Subdivision Map expires March 2022)
Parente Vista Subdivision	2	-	Recently Constructed – 2018 and 2019
Sorokko Subdivision ¹	4	-	Approved – October 2008; 1 Design Review Approved – July 2020
<i>Subtotal</i>	<i>34</i>		--

SOURCE: TOWN OF TIBURON, 2021.

As shown in Table 5, there are 36 residential projects recently approved, pending approval, or under construction in the Town. Of the 36 residential projects, 22 are remodels or additions to existing residential units and will not result in the creation of new units. The remaining 14 residential projects include four recently constructed single family units and an additional 30 net new residential units that are under construction, approved, or pending, including (28 single family and two ADUs).

SURROUNDING LAND USES

The land uses within the Cities of Belvedere and Corte Madera and unincorporated Marin County that surround the Town of Tiburon to the north, south, and west are described below.

City of Belvedere

Figure 5 shows the City of Belvedere land use map. As shown in the figure, the land uses adjacent southwest of the Tiburon Planning Area include Park/Public Facility, Medium Density Single Family, High Density Single Family, Medium Density Multi-Family, High Density Multi-Family, Commercial, and Private Recreation uses.

City of Corte Madera

Figure 6 shows the City of Corte Madera land use map. As shown in the figure, the land uses adjacent to the Tiburon Planning Area include Low Density Residential, Medium Density Residential, Open Residential, Hillside Residential, and Hillside Open Space uses.

Unincorporated Marin County

Figure 2 shows the land uses of the unincorporated Marin County within and outside of the Planning Area. As shown in the figure, the land uses adjacent to the Tiburon Planning Area in the unincorporated County include Open Space, Single Family, Multi Family, Public Facility/Singe Family, General Commercial/Mixed Use, Office Commercial, and Office Commercial/Mixed Use.

REFERENCES

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Town of Tiburon. As Amended Through February 3, 2016. Town of Tiburon General Plan. Available at:
<https://www.townoftiburon.org/206/General-Plan>

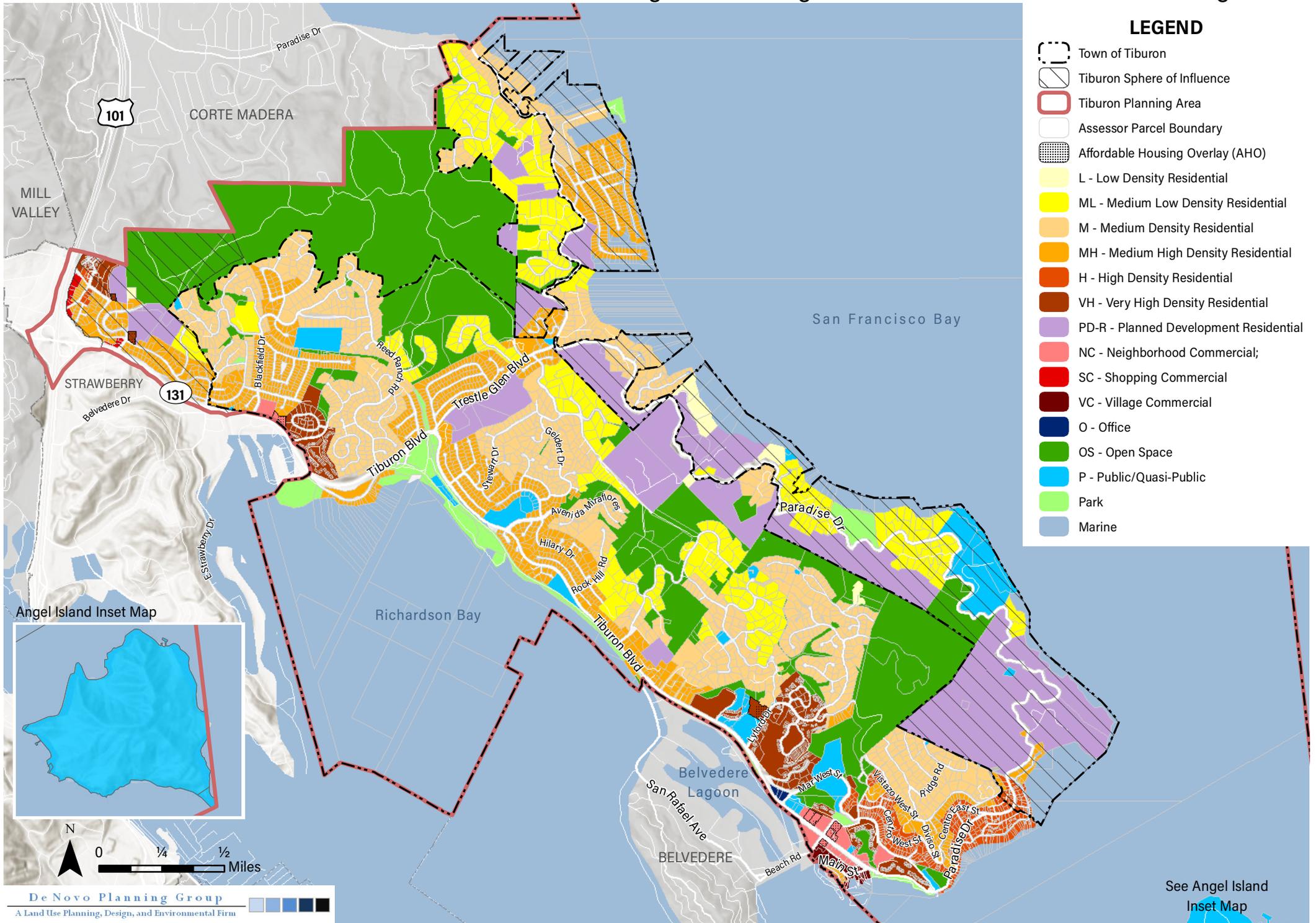
Town of Tiburon. Projects Under Review. Accessed January 2021. Available at:
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Marin County. As Amended Through September 2013. Marin Countywide Plan (Reprinted October 2014). Available at:
https://www.marincounty.org/-/media/files/departments/cd/planning/currentplanning/publications/county-wide-plan/cwp_2015_update_r.pdf?la=en

Marin County. 2021. Parcel Data provided by the County Assessor's Office. January 2021.

San Francisco Bay Conservation and Development Commission. April 1984. Richardson Bay Special Area Plan.

Figure 1: Existing Tiburon General Plan Land Use Designations



Sources: ArcGIS Online World Hillshade Map Service; Marin County GIS; Marin County Assessor's Office. Map date: January 14, 2021. Revised: February 2, 2021.

Figure 2: Existing Tiburon Zoning

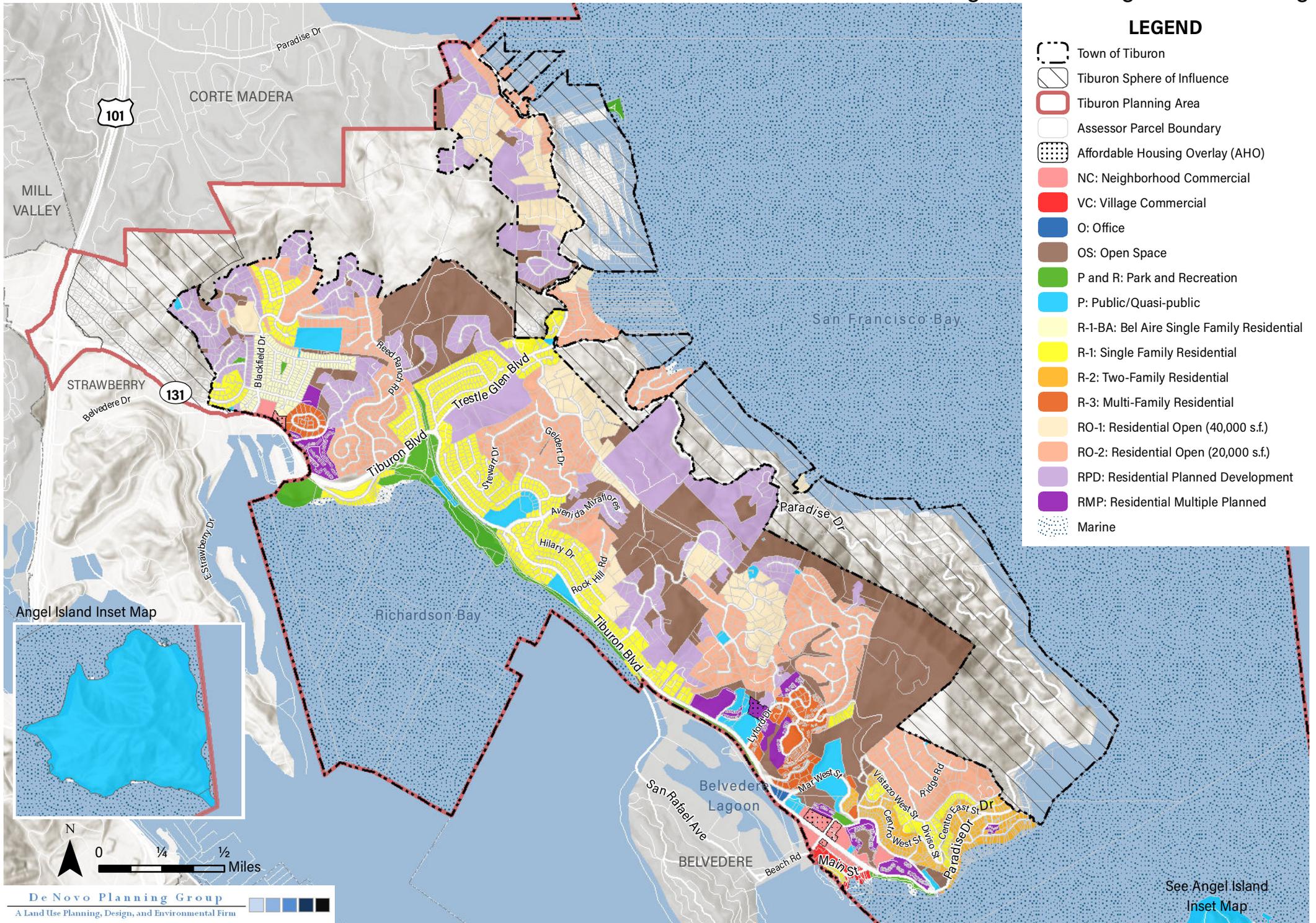
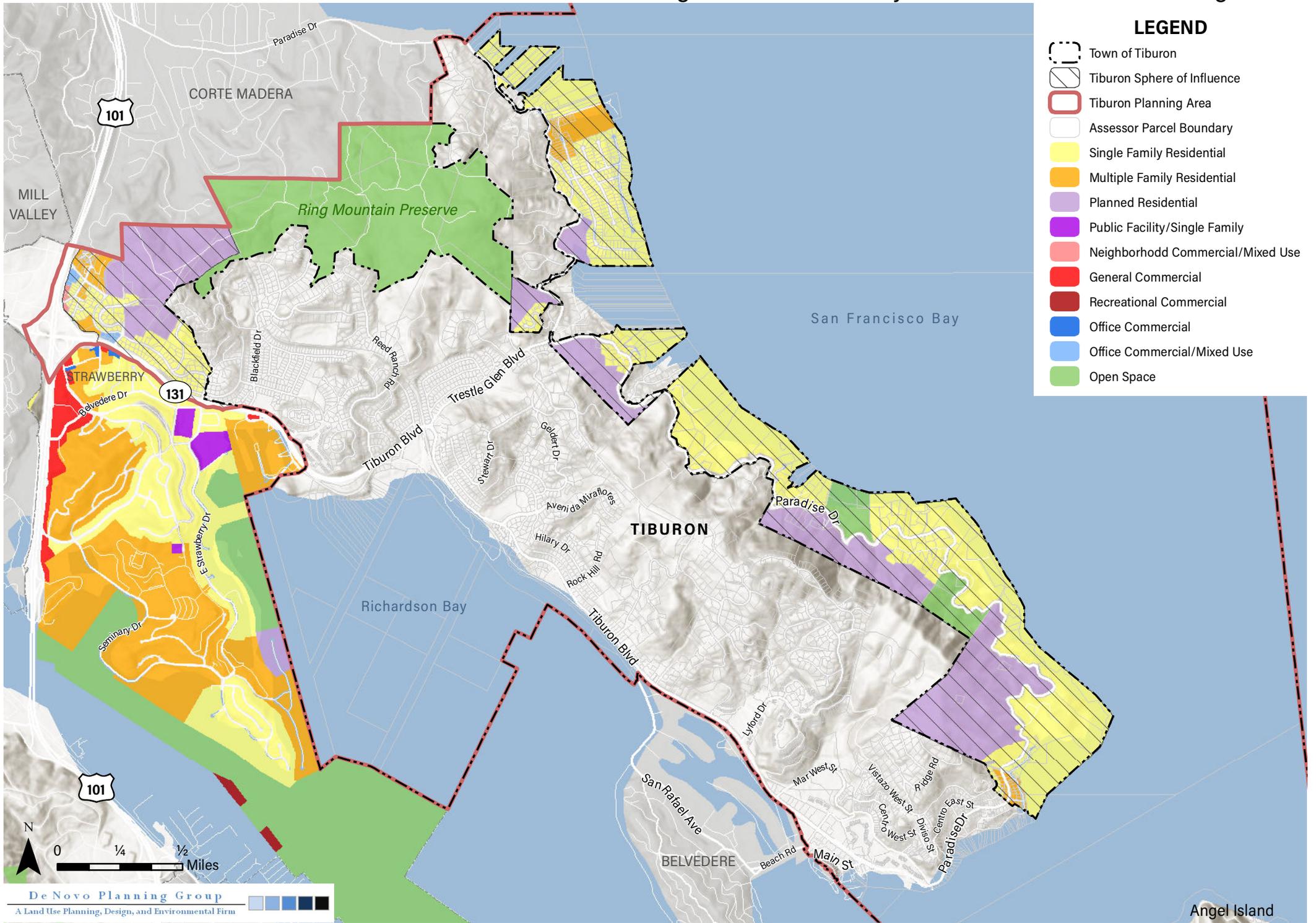


Figure 3: Marin County General Plan Land Use Designations



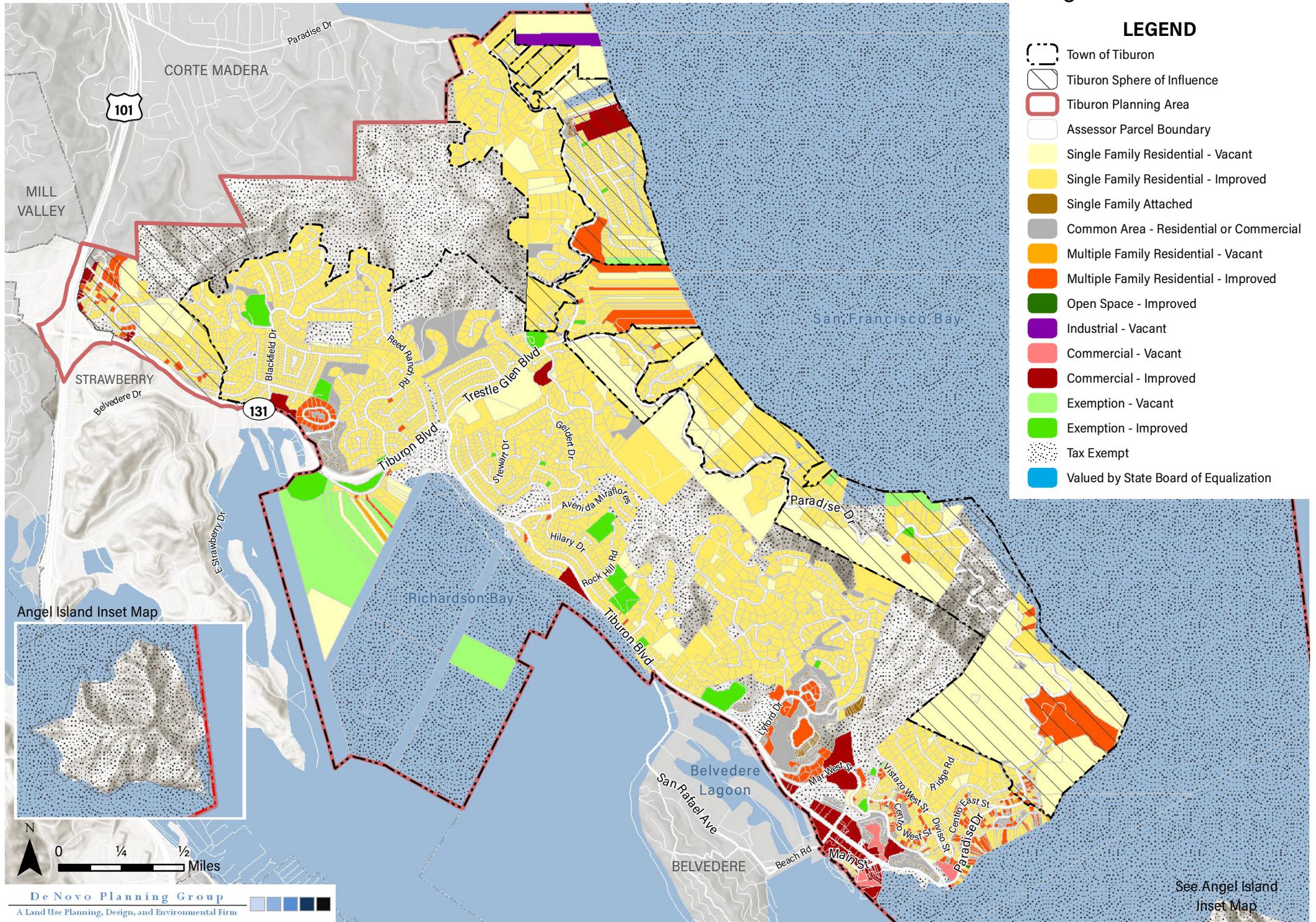
LEGEND

- Town of Tiburon
- Tiburon Sphere of Influence
- Tiburon Planning Area
- Assessor Parcel Boundary
- Single Family Residential
- Multiple Family Residential
- Planned Residential
- Public Facility/Single Family
- Neighborhood Commercial/Mixed Use
- General Commercial
- Recreational Commercial
- Office Commercial
- Office Commercial/Mixed Use
- Open Space

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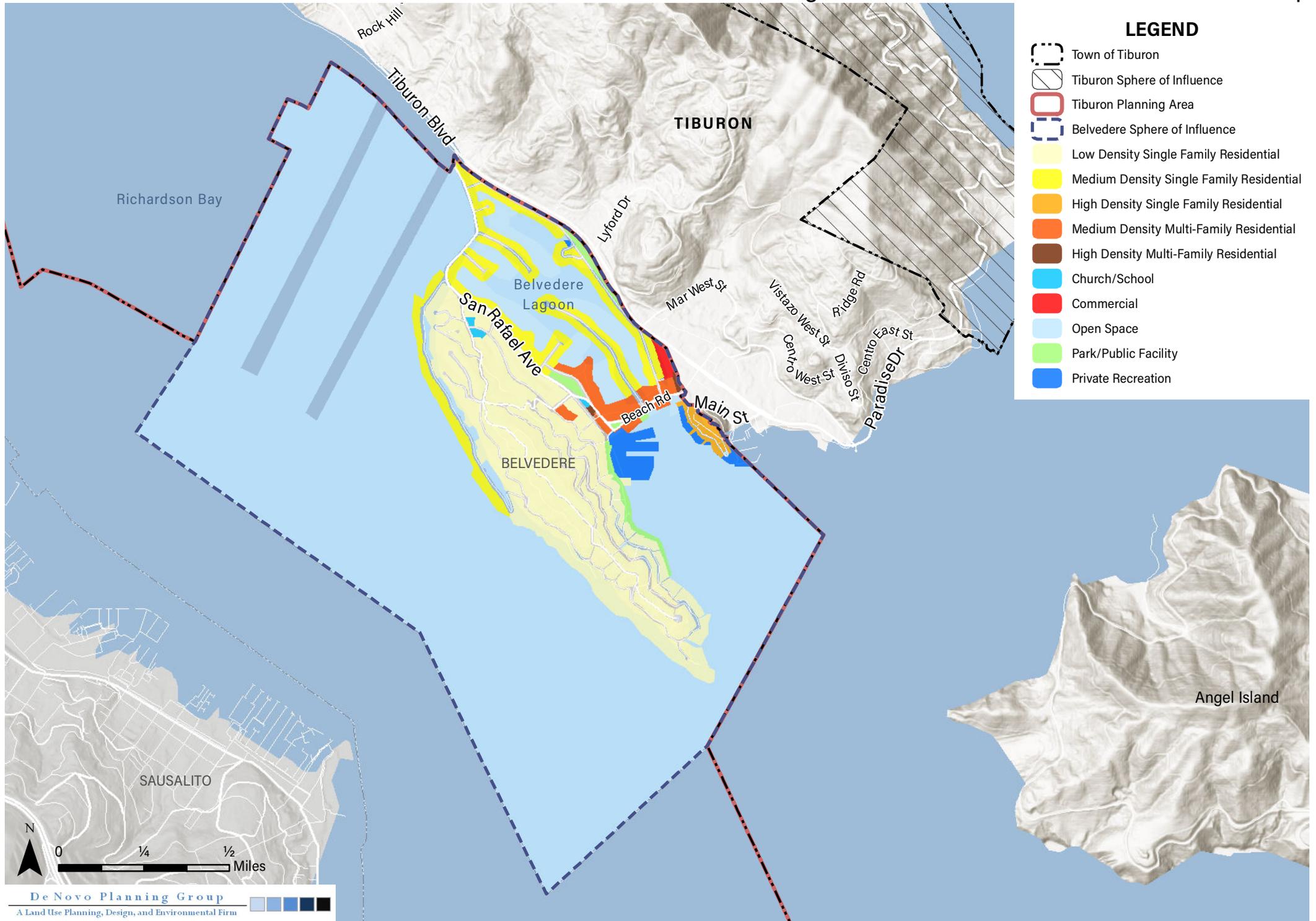
Sources: ArcGIS Online World Hillshade Map Service; Marin County GIS. Map date: January 14, 2021. Revised: January 27, 2021; February 2, 2021.

Figure 4: Assessed Uses



Sources: ArcGIS Online World Hillshade Map Service; Marin County GIS; Marin County Assessor's Office. Map date: January 14, 2021. Revised: February 2, 2021.

Figure 6: Belvedere General Plan Land Use Map



LEGEND

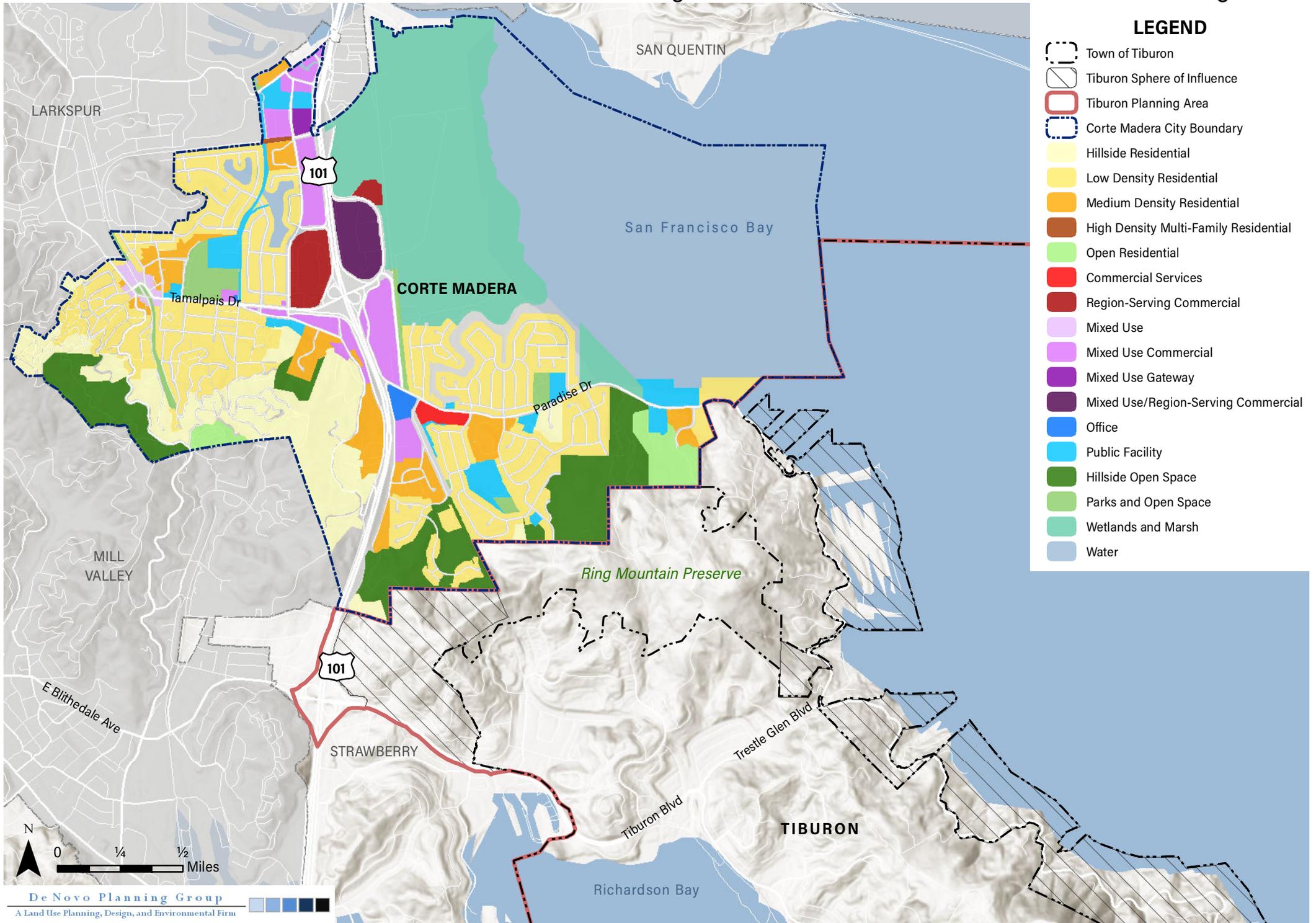
- Town of Tiburon
- Tiburon Sphere of Influence
- Tiburon Planning Area
- Belvedere Sphere of Influence
- Low Density Single Family Residential
- Medium Density Single Family Residential
- High Density Single Family Residential
- Medium Density Multi-Family Residential
- High Density Multi-Family Residential
- Church/School
- Commercial
- Open Space
- Park/Public Facility
- Private Recreation



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Sources: ArcGIS Online World Hillshade Map Service; Marin County GIS. Map date: January 12, 2021. Revised: February 2, 2021.

Figure 7: Corte Madera General Plan Land Use Designations



Sources: ArcGIS Online World Hillshade Map Service; Marin County GIS. Map date: January 27, 2021. Revised: February 2, 2021.

2 DEMOGRAPHICS AND HOUSING TRENDS

This section summarizes the Town’s demographics and housing profile. More detailed information regarding population and housing, including population and household characteristics and a housing needs assessment, is provided in the Town’s Housing Element.

REGULATORY FRAMEWORK

The regulatory framework discussion describes laws and regulations that guide land use decisions. Adopted plans that pertain to the Town are also described.

STATE

California General Plan Law

Government Code Section 65300 requires that each county and Town adopt a General Plan, as described in Section 1.1.

Housing element law (Government Code Sections 65580 through 65589.8) requires local governments to adopt a Housing Element that addresses existing and projected housing needs, including their share of the regional housing need. A Housing Element must include an analysis of existing and projected housing needs, identification of governmental and non-governmental constraints to the provision of housing, an inventory of sites appropriate to accommodate the Town’s housing needs, identification of resources available to assist with meeting housing needs, a review of the effectiveness of the previous Housing Element, and a plan to address the identified housing needs and constraints.

LOCAL AND REGIONAL

Regional Housing Needs Plan

California General Plan law requires each city, town, and county to have land zoned to accommodate a fair share of the regional housing need. The share is known as the Regional Housing Needs Allocation (RHNA) and is based on a Regional Housing Needs Plan (RHNP) developed by councils of government. The Association of Bay Area Governments (ABAG) is the lead agency for developing the RHNP for the Marin County area. Tiburon’s fair share of the adopted RHNA for 2015-2023 is summarized in Table 6. Table 6 also identifies Tiburon’s fair share of the adopted RHNA for the upcoming 2023—2031 cycle (6th Cycle).

The Town is not required to ensure that adequate development to accommodate the RHNA occurs; however, the Town must facilitate housing production by ensuring that land is available and that unnecessary development constraints have been removed. The Town’s Housing Element, adopted in 2016, provides for the accommodation of the 2015-2023 RHNA that has been assigned to the Town of Tiburon.

TABLE 6: REGIONAL HOUSING NEEDS ALLOCATION

EXTREMELY LOW INCOME	VERY LOW INCOME	LOW INCOME	MODERATE INCOME	ABOVE MODERATE INCOME	TOTAL
5 TH CYCLE: 2015 - 2023					
12	12	16	19	19	78
6 TH CYCLE: 2023 – 2031 (DRAFT ALLOCATION)					
96	97	110	93	243	639

SOURCE: ABAG, 2015-2023 REGIONAL HOUSING NEEDS PLAN (RHNP). ABAG, DRAFT 2023-2031 RHNA ALLOCATION

Town of Tiburon General Plan Housing Element

The Town’s Housing Element, one of the seven mandated General Plan elements, was adopted February 3, 2016. The Housing Element establishes the following four goals related to the development of housing in Tiburon:

1. Establish a Town leadership role in providing a mix of housing types that matches the needs of people of all ages and income levels.
2. Provide housing for special needs populations that is coordinated with support services.
3. Protect and conserve the existing housing stock and mix of unit types.
4. Facilitate the development of new infill housing in Downtown Tiburon and on identified underutilized sites throughout the Town that have existing infrastructure and few physical constraints. Focus development of lower density housing on vacant legal lots incapable of further subdivision and on undeveloped parcels where infrastructure constraints, physical constraints, and other non-governmental constraints prevent their development with more affordable housing. Continue to encourage and legalize secondary dwelling units in appropriate locations and use affordable housing in-lieu fees or impacts fees on less constrained sites.

EXISTING SETTING

POPULATION AND HOUSEHOLDS

Table 7 summarizes the population and household data for Tiburon and Marin County from 1980 through 2020.

TABLE 7: POPULATION AND HOUSEHOLD GROWTH

	1980	1990	2000	2010	2020	1980-2000 CHANGE	2000-2020 CHANGE	AVG. ANNUAL CHANGE
TIBURON								
Population	6,685	7,532	8,666	8,962	9,540	29.6%	10.0%	0.89%
Households	2,628	3,253	3,712	3,729	3,893	41.2%	4.9%	0.98%
Persons per household	2.52	2.30	2.31	2.39	2.44	-8.3%	5.5%	-0.08%
MARIN COUNTY								
Population	222,568	230,096	247,289	252,409	260,831	11.1%	5.5%	0.40%
Households	88,702	95,233	100,650	103,210	104,975	13.5%	4.3%	0.42%
Persons per household	2.43	2.33	2.34	2.36	2.40	-3.7%	2.5%	-0.03%

SOURCE: BAY AREA CENSUS; U.S. CENSUS QUICKFACTS; CALIFORNIA DOF, REPORT E-5, 2020.

As previously stated, the area which currently contains the Town of Tiburon began to grow with the establishment of a railroad line in 1884 between Tiburon Point and San Rafael with a ferry connection to San Francisco, which brought a number of commercial and industrial industries to the peninsula. In the 1940's, World War II brought more people to Tiburon due to the presence of the Navy; however, the major development and expansion of Tiburon did not get under way until after the end of the war.

In the 1950's, Tiburon began its evolution as a bedroom suburb of San Francisco with the population increasing to a little more than 2,000 residents and residential and commercial development heavily increasing. In the 1960's, development continued into the hills and adjacent to existing developments and the population increased to a little more 3,000 residents. Additionally, the Town was officially incorporated in June 1964 (Mathews, March 1999). By 1970, the Town of Tiburon had developed the majority of land (see Figure 4) and the population almost doubled in size with the US Census Bureau recording a population of 6,209⁷.

From 1980 to 2000, the Town's population increased by 29.6 percent from 6,685 to 8,666 persons. During the 2000s and 2010s, Tiburon experienced a population growth increasing by approximately 10 percent from 8,666 in 2000 to 9,540 in 2020 while Marin County's total population increased by approximately 5.5 percent from 247,289 in 2000 to 260,831 in

⁷ Bay Area Census. Town of Tiburon 1970 – 1990 Decennial Census Data. Available at: <http://www.bayareacensus.ca.gov/cities/Tiburon70.htm>

2020. Between 1980 and 2020, Tiburon’s population growth rate averages 0.89 percent per year, while that of Marin County was about half with an average of 0.4 percent per year.

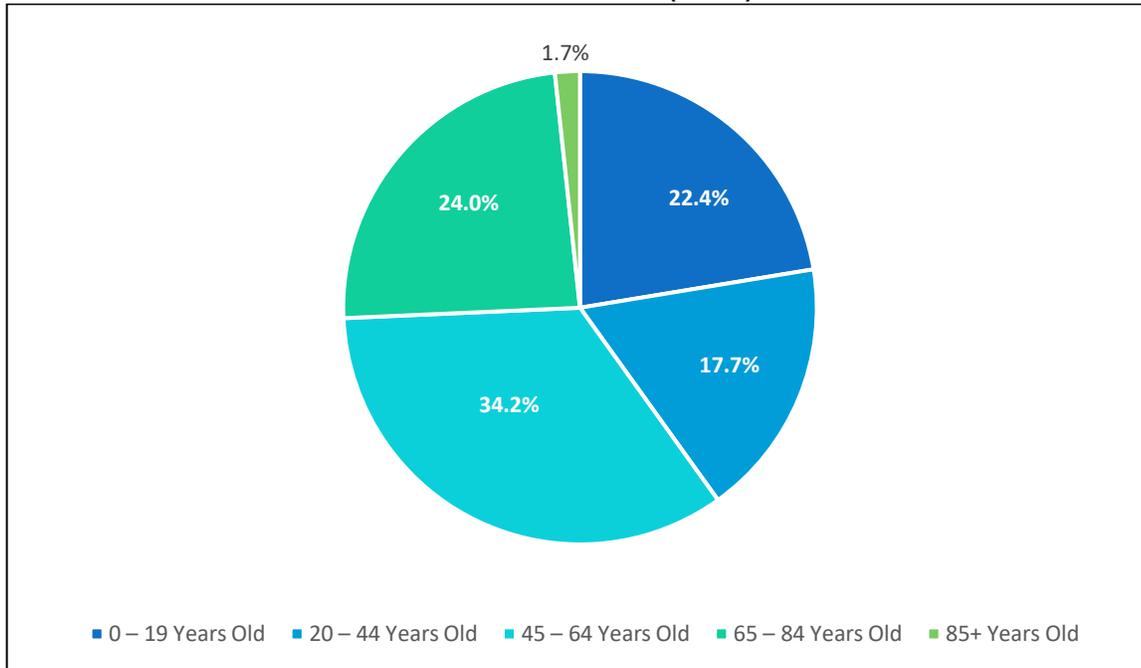
Prior to the 2000’s, households in Tiburon increased at a higher rate than the population. Households increased by approximately 41.2 percent between 1980 and 2000 (compared to 29.6 percent for the population); however, during the 2000’s and 2010’s households in Tiburon increased by about half the rate of the population. Between 2000 and 2020, households in Tiburon increased by 4.9 percent while the population increased by 10 percent. The sharp decrease in the overall growth of households in Tiburon is highlighted by the lack of developable land for new households to occupy. As shown in Figure 4, very little development has occurred between 2000 to 2019 when compared to the development between 1980 to 1999.

Over the years, the average household size has fluctuated over time with a high of 2.52 in 1980 followed by a low of 2.30 in 1990. In recent years, household size has increased slightly with an average of 2.39 persons per household in 2010 and 2.44 persons per household in 2020.

Population by Age

The median age of Tiburon residents is 50.8 years, while the median age of Marin County residents is 46.8 years. As shown in Chart 1, 34.2 percent of the Tiburon is 45 to 64 years old, 24.0 percent are 65 to 84 years old, and 22.4 percent are 0 to 19 years old. Additionally, 17.7 percent of the Town is 20 to 44 years old and 1.7 percent is 85 years old or older. Of the 22.4 percent of the Town 0 to 19 years old, 37.4 percent are 10 to 14 years old, 28.0 percent are 5 to 9 years old, 21.6 percent are 15 to 19 years old, and 13.0 percent are under 5 years old.

CHART 1: TOWN OF TIBURON POPULATION BY AGE (2019)

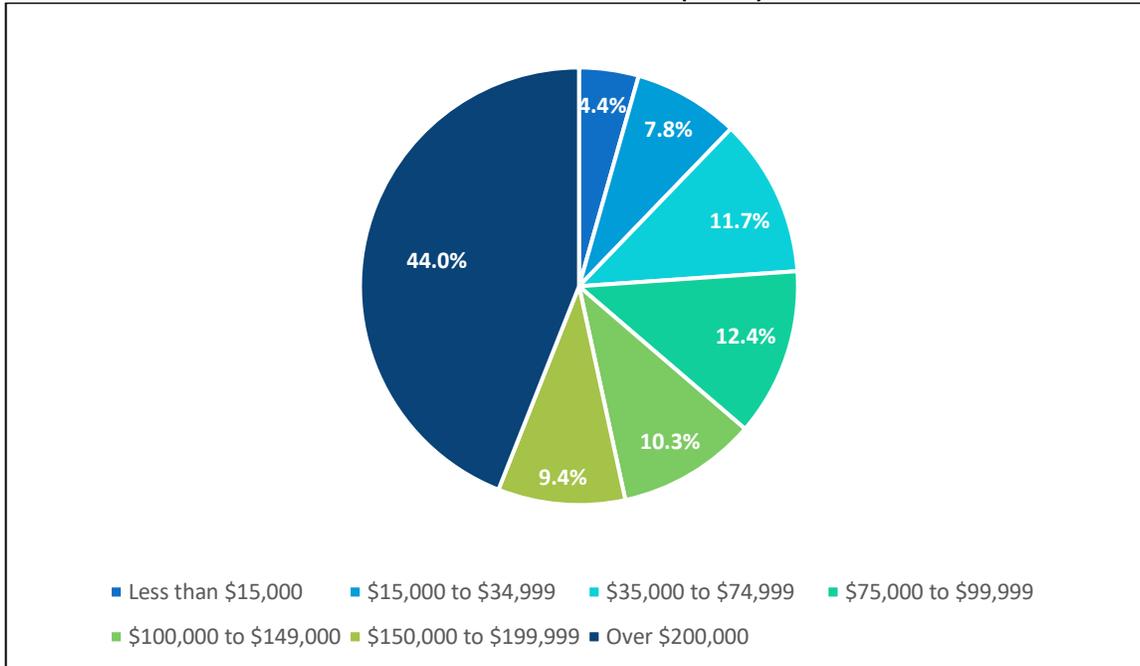


SOURCE: U.S. CENSUS BUREAU AMERICAN COMMUNITY SURVEY, 2019 (TABLE ID: S0101).

Household Income

The median household income of Tiburon residents is \$154,915, while the median household income of Marin County residents is \$115,246. As shown in Chart 2, 53.4 percent of the Town has a household income of over \$150,000. Of this, 9.4 percent of Tiburon households have an income between \$150,000 to \$199,999, and 44 percent have an income of over \$200,000. Additionally, 22.7 percent of Tiburon household incomes are between \$75,000 to \$149,000, 11.7 percent are between \$35,000 to \$74,999, and 12.2 percent are above \$35,000.

CHART 2: TOWN OF TIBURON HOUSEHOLD INCOME (2019)



SOURCE: U.S. CENSUS BUREAU AMERICAN COMMUNITY SURVEY, 2019 (TABLE ID: S1901).

HOUSING UNITS

As shown in Table 8, the number of housing units in Tiburon has increased at rates lower than the population. In 2020, there were 4,049 housing units in the Town. From 2000 to 2010, housing units increased from 3,893 to 4,025, an approximately 3.4 percent increase.

TABLE 8: HOUSING UNITS

	2000	2010	2020	2000 - 2010 CHANGE	2010- 2020 CHANGE	AVERAGE ANNUAL CHANGE
Tiburon	3,893	4,025	4,049	3.4%	0.6%	0.2%
Marin County	104,990	111,214	112,516	5.9%	1.2%	0.3%

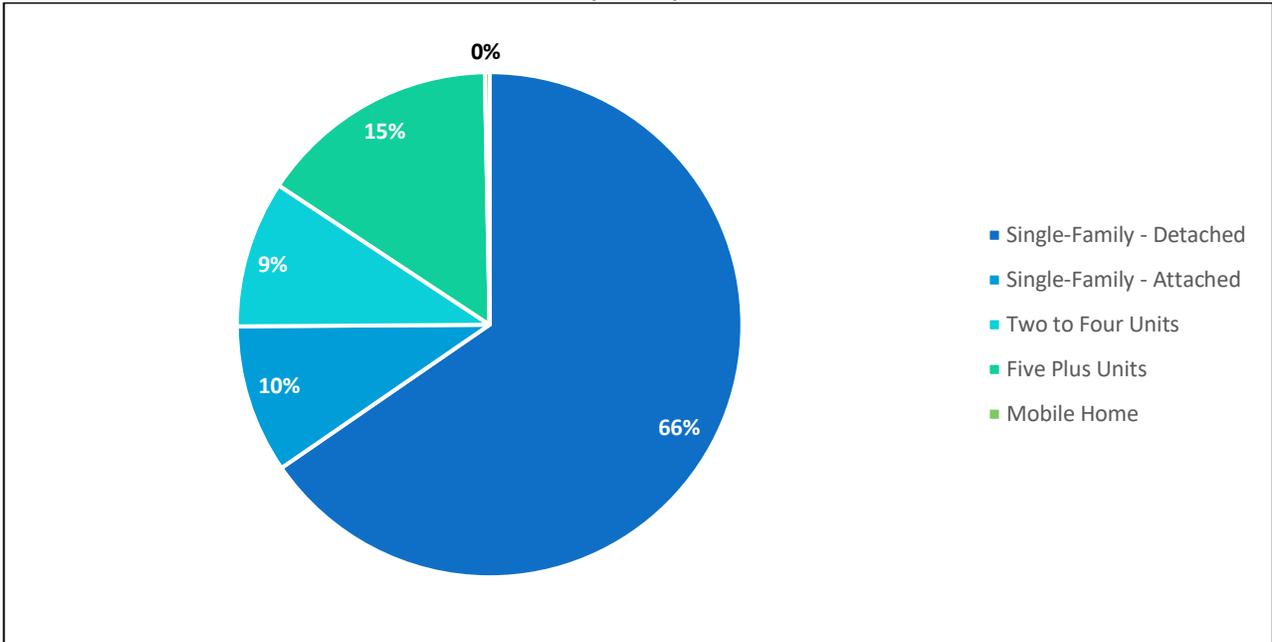
SOURCE: BAY AREA CENSUS; U.S. DOF, REPORT E-5, 2020.

As shown in Chart 3, the majority of housing units are single family detached, which account for 65.4 percent of housing units. The remaining housing types include single family attached (9.5 percent), multi-family duplexes through fourplexes (9.4 percent), multi-family apartments with five or more units (15.4 percent), and mobile homes (0.3 percent).

In Marin County, the majority of the housing are single family detached, which account for 61.1 percent of housing units. The remaining housing types include single family attached (10.1 percent), multi-family duplexes through fourplexes (7.5 percent), multi-family apartments with five or more units (19.5 percent), and mobile homes (1.8 percent). The housing types in Marin County are similar to those found in the Town, although the amount of single family housing makes up a greater

share of the housing stock in the Town than in the County. Additionally, the Town has a smaller share of multifamily housing compared to the County.

CHART 3: TIBURON HOUSING UNITS BY TYPE (2020)

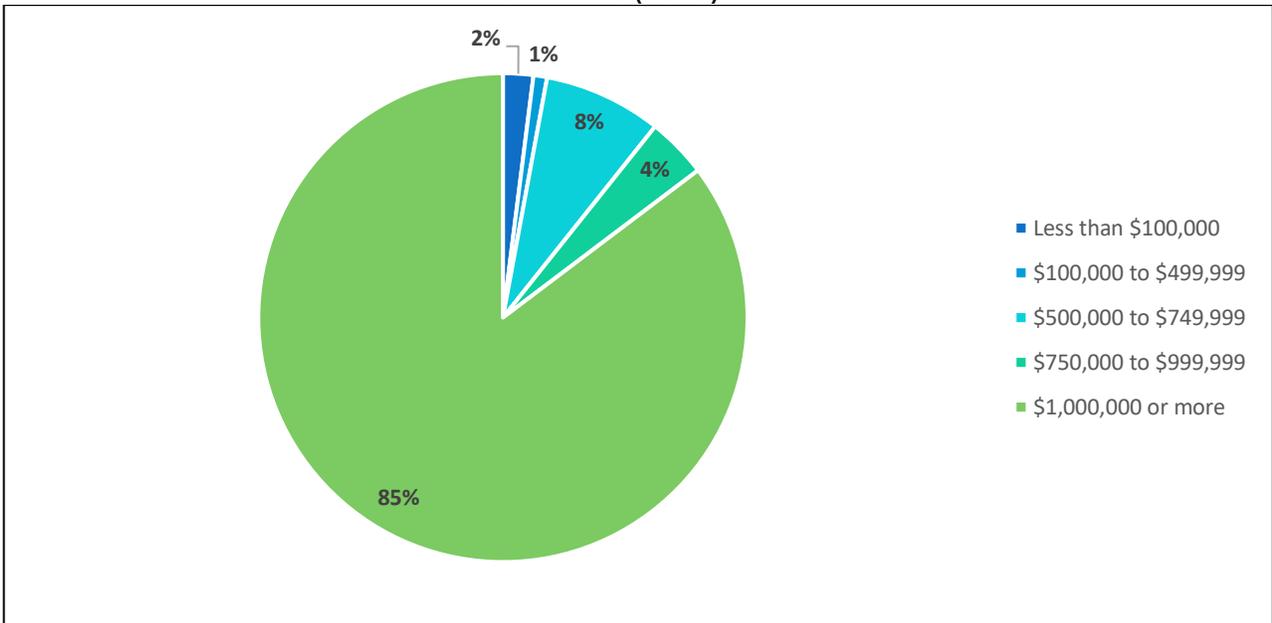


SOURCE: DOF E-5 REPORT, 2020.

Housing Prices

The median housing sales price in 2021 was \$3,300,000 for a single family detached home and \$1,220,000 for a condominium or townhome in Tiburon, compared to \$1,650,000 for a single family detached home and \$750,000 for a condominium or townhome in Marin County (Marin County Assessor-Recorder-County Clerk Real Estate Sales Data, 2021). The median owner-occupied self-reported housing unit value is over \$2,000,000 in Tiburon compared to \$1,014,300 in Marin County. Chart 4 shows the self-reported values of owner-occupied housing units in the Town.

CHART 4: TOWN OF TIBURON HOUSING VALUES (2019)



SOURCE: U.S. CENSUS BUREAU AMERICAN COMMUNITY SURVEY, 2019 (TABLE ID: S2506).

Tenure

Of the 3,798 households in the Town, 67.1 percent are owner-occupied and 32.9 percent are renter-occupied. This compares to 63.7 percent owner-occupied and 36.3 percent renter-occupied in Marin County.

REFERENCES

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3 ENVIRONMENTAL JUSTICE

This section summarizes environmental justice issues relevant to the Town, based on the definitions and requirements established by State law.

BACKGROUND

The negative effects of environmental degradation and pollution are well-documented and include severe impacts to human health and longevity, depending on the level of exposure. Within the United States, certain communities have historically been disproportionately affected by environmental threats and the negative health impacts of environmental degradation. These communities include, but are not limited to, low-income communities, communities of color, communities comprising members of tribal nations, and immigrant communities. Increased exposure to environmental pollutants, unsafe drinking water, and contaminated facilities/structures have contributed to poorer health outcomes for these communities. Structural inequalities that disadvantage certain individuals and groups, local and regional policies, zoning, code enforcement deficiencies, and lack of community engagement and advocacy are related to disproportionate environmental and social effects. The field of environmental justice is focused on addressing these disproportionate impacts and improving the wellness of all communities by bolstering community planning efforts, considering exposure to adverse environmental effects, increasing access to amenities and services, and promoting the fair treatment of all people regardless of their race, ethnicity, national origin, or income.

REGULATORY FRAMEWORK

STATE

Senate Bill 1000

In 2016, the Senate passed Senate Bill 1000 (SB 1000), also known as The Planning for Healthy Communities Act, to amend Section 65302 of the Government Code. SB 1000 requires local California jurisdictions to prepare and maintain an Environmental Justice element or environmental justice-related goals, policies, and implementation programs in their General Plan's other elements. SB 1000 outlines the approach to identifying disadvantaged communities (DACs), strategies to promote the protection of sensitive land uses within the state and simultaneously mandates that local jurisdictions address the needs of DACs. Through this bill, environmental justice is a mandated consideration in all local jurisdictions' land-use planning policies, regulations, and activities.

The California Environmental Justice Alliance created a strategic toolkit to identify legislative requirements and provide tools, best practices, and resources to support stakeholders in addressing environmental justice. Each jurisdiction with a DAC must address the following topics in its General Plan:

- Pollution Exposure and Air Quality
- Public Facilities
- Food Access
- Safe and Sanitary Homes
- Physical Activity
- "Civil" or Community Engagement
- Improvements and Programs that address the needs of Disadvantaged Communities

Senate Bill 535

In 2012, the Legislature passed SB 535, adding Sections 39711, 39713, 39715, 39721, and 39723 to the Health and Safety Code. SB 535 directs 25% of the proceeds from the Greenhouse Gas Reduction Fund (established by the California Global Warming Solutions Act of 2006 AB 52's cap and trade program) to projects that provide a benefit to DACs.

Assembly Bill 1550

In 2016, the Legislature passed AB 1550, to amend Section 39713 of the Health and Safety Code. AB 1550 amended SB 535 to require all GGRF investments that benefit DACs to also be located within those communities. The law also requires that an additional 10% of the fund be dedicated to low-income households and communities, of which 5% is reserved for low-income households and communities living within a half-mile of a designated DAC.

Senate Bill 673

In 2015, the Senate passed SB 673, to add Sections 25200.21 and 25200.23 to the Health and Safety Code. SB 673 directs the Department of Toxic Substances Control (DTSC) to include criteria such as cumulative impact and neighborhood vulnerability when issuing or renewing hazardous waste facility permits. The law provides the DTSC with an opportunity to use tools such as CalEnviroScreen (CES), an Internet-based mapping tool described below that helps jurisdictions identify DACs, when making decisions on hazardous waste permitting.

Assembly Bill 523

In 2017, the Legislature passed AB 523, to amend Section 25711.5 of, and to add and repeal Section 25711.6 of, the Public Resources Code. AB 523 allocates at least 25% of the Electric Program Investment Charge (EPIC) funds administered by the California Energy Commission (CEC) to support technology demonstration and deployment projects located in and benefiting “disadvantaged communities,” and dedicates at least 10% of the fund to activities located in and benefiting “low-income” communities as defined by AB 1550.

Senate Bill 43

In 2013, the Senate passed SB 43, to add and repeal Chapter 7.6 (commencing with Section 2831) of Part 2 of Division 1 of the Public Utilities Code. SB 43 establishes the Green Tariff Shared Renewables program, administered by the California Public Utilities Commission (CPUC), which enables utility customers to meet their energy generation needs through offsite generation of renewable energy projects. The program requires 100 MW of renewable energy projects to be sited in the top 20% of CES scores based on each investor-owned utility (IOU) service territory.

Assembly Bill 2722

In 2016, legislature passed AB 2722, to add Part 4 (commencing with Section 75240) to Division 44 of the Public Resources Code. AB 2722 requires the California Strategic Growth Council to award competitive grants to specified eligible entities for the development and implementation of neighborhood-level transformative climate community plans that include greenhouse gas emissions reduction projects that provide local economic, environmental, and health benefits to DACs. AB 2722 created the Transformative Climate Communities (TCC) program administered through the California Strategic Growth Council (SGC). The TCC is a GGRF-funded program that supports innovative, comprehensive, and community-led plans that reduce pollution and achieve multiple co-benefits at the neighborhood level.

California Department of Transportation’s Active Transportation Program (ATP)

The California Department of Transportation (CalTrans) Active Transportation Program (ATP) aims to enhance public health and advance California’s climate goals by increasing safety and mobility for non-motorized active transportation such as biking and walking. ATP projects in “disadvantaged communities” (defined as census tracts within the top 25% of CES scores along with several other options) are allocated 25% of program funds, while an additional 2% is set aside to fund active transportation planning in DACs.

The Town of Tiburon is currently receiving ATP funding to help develop the Town’s Active Transportation Plan, known as “Tiburon Bicycle and Pedestrian Plan.”

LOCAL

Town Of Tiburon General Plan

A variety of policies contained in the existing Town of Tiburon General Plan support DACs and environmental justice issues through Town-wide improvements that provide equitable access to facilities and services, transportation network improvements, parks and recreation opportunities, and promoting air and water quality throughout the Planning Area.

Specific goals included within the General Plan that are most related to the topics of environmental justice and DACs include:

Land Use Element

Goals

LU-A: To provide an orderly balance of public and private land uses within convenient and compatible locations throughout the community.

LU-B: To protect the health, safety, and welfare of the community.

LU-I: To encourage intensity of development, density, and house sizes/architectural styles that are consistent and compatible with surrounding neighborhoods.

LU-J: To address regional issues, such as transportation, schools, and water, through development review and in coordination with neighboring cities, the county, and other governmental entities.

Policies

LU-1: The Town shall provide for sufficient diversity of land uses such that public, quasi-public, recreational and shopping facilities are conveniently located and available to each resident of the community.

LU-5: New development shall be in harmony with adjacent neighborhoods and open spaces.

LU-39: The Town shall work with the County of Marin to approve projects within the Tiburon Sphere of Influence that area consistent with the Town's policies and compatible with nearby land uses in Tiburon.

Open Space and Conservation Element

Goals

OSC-E: To manage the Town's open spaces for the benefit of the entire community.

OSC-F: To preserve and improve the quality of the environment through resource restoration and conservation, management and pollution control.

Policies

OSC-41: The Town shall encourage conservation and education uses of its public open space lands.

OSC-45: The Town shall, where desirable, coordinate the use of its open space lands with other public and quasi-public lands that are contiguous or otherwise inter-related to Town open space.

OSC-48: The Town shall strive to preserve and protect structures and properties which have historical, cultural, aesthetic or other special character or interest to the Town.

OSC-56: The Town shall promote the reduction of particulate matter from construction sites, roads, parking lots, and other sources through best management practices (BMPs).

OSC-57: The Town shall require the use of feasible control measures to reduce PM₁₀, NO_x, and diesel particulate matter related to construction activities.

OSC-58: The Town shall, through implementation of Circulation Element policies, encourage the reduction of the number of single-occupant vehicle trips and cumulative emissions that result from auto use.

Downtown Element

Goals

DT-A: To preserve and enhance the historical attributes and small-town village character of Downtown that exists on Main Street and Ark Row.

DT-C: To encourage greater pedestrian activity and enjoyment of life in Downtown while respecting surrounding residential uses.

DT-D: To improve and enhance pedestrian and vehicular connectivity throughout Downtown.

DT-E: To support and encourage mixed-use development in Downtown, especially in order to provide affordable housing opportunities.

DT-F: To enhance Downtown's public facilities and amenities for the benefit of all users.

Policies

DT-14: Affordable Housing Overlay. In the Affordable Housing Overlay, residential uses that are not subject to commercial FAR limitations may be developed as part of mixed-use projects if a minimum of 20 to 25 percent of the units (depending on the size of the property) are reserved for moderate, low, and/or very-low income households. The residential density for these properties should be within a range from 12.5 units per acre to 15.3 units per acre (a yield of 16.9 units per acre to 20.7 units per acre after applying the state-mandated density bonus). The maximum allowable commercial development intensity for lands designated with an Affordable Housing Overlay is an FAR of 0.31. The Town will not permit new commercial development of properties with the Affordable Housing Overlay to an intensity that would prevent the achievement of at least 80 percent of the minimum housing density (12.5 units per acre) for that site. (Policy Revised 2014)

Implementing Programs

DT-c: Fulfill the Tiburon Redevelopment Agency requirements for construction of very-low income housing units through creation of additional units in the Downtown.

Circulation Element

Goals

C-B: Increase multimodal accessibility throughout the Tiburon Planning Area with an emphasis on improved walking, bicycling, and transit modes.

C-J: To promote an integrated transportation system, including the preservation and enhancement of transit as an essential component of a multimodal transportation system, in order that residents and visitors may efficiently, and safely connect to, and transfer between different transportation modes.

Policies

C-4: The Town shall strive to achieve an integrated, multimodal transportation system that improves the attractiveness of walking, bicycling, and riding transit. This would increase travel choices and aid in achieving a more balanced transportation system, thereby reducing air pollution and greenhouse gas emissions.

C-8: The Town shall remove barriers, where feasible, to allow people of all abilities to move freely and efficiently throughout the Planning Area, with the highest priority given to areas that are near Downtown or in other flat areas.

C-9: The Town shall continue to ensure adequate connections to transit stations by identifying, prioritizing, and seeking funding to plan and construct roadway, bikeway, and pedestrian improvements within ½ mile of existing and planned transit stations. Such improvements shall emphasize the development of complete streets.

C-55: The Town shall support the provision of paratransit services for those riders that cannot utilize fixed route bus service.

Safety Element

Goals

SE-E: To reduce the impact of hazardous materials exposure and to strive to reduce threats to health, safety, and the environment from hazardous materials.

Policies

SE-1: The Town shall permit development only in those areas where potential danger to the health, safety, and welfare of the residents of the community can be avoided or adequately mitigated.

Parks and Recreation Element

Goals

PR-A: To provide sufficient land and facilities for a balanced system of parks and recreation opportunities that serve all ages.

Policies

PR-8: Additional public shoreline access from publicly accessible land, especially in areas where none currently exists, shall be encouraged.

PR-9: The Town shall continue to increase, enlarge, and enhance its network of public trails within the Tiburon Planning Area.

PR-10: Public convenience facilities such as restrooms, bicycle racks, drinking fountains, and trash receptacles are encouraged and may be provided by the State of California, the Town of Tiburon, and/or the local community.

PR-14: Recreation programs should provide a majority of activities that are affordable to the community.

Housing Element

Goals

H-A: Establish a Town leadership role in providing a mix of housing types that matches the needs of people of all ages and income levels.

H-B: Provide housing for special needs populations that is coordinated with support services.

EXISTING SETTING

DISADVANTAGED COMMUNITIES

The term 'disadvantaged community' is a broad designation that includes any community disproportionately affected by environmental, health, and other burdens or low-income areas disproportionately affected by environmental pollution and other hazards. In relation to environmental justice, DACs are typically those communities that disproportionately face the burdens of environmental hazards. Government Code Section 65302, as amended by SB 1000, defines a DAC as follows:

“...an area identified by the California Environmental Protection Agency (CalEPA) pursuant to Section 39711 of the Health and Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.”

The CES 3.0 tool identifies communities that are disproportionately affected by environmental hazards. The CES 3.0 map is a science-based tool developed by the Office of Environmental Health Hazards Assessment on behalf of CalEPA that uses existing environmental, health, and socioeconomic data to rank all census tracts in California with a CES score. CalEPA designates the tracts with a CES score in the top 25 percentile as DACs.

Low-income communities disproportionately affected by environmental concerns can be identified using the California Air Resources Board (CARB) Priority Populations Mapping Tool, which identifies low-income communities located within ½-mile of a CalEPA-identified disadvantaged community.

Based on a review of the CES 3.0 map and CARB Priority Populations Mapping Tool, there are no DACs in the Tiburon Planning Area. As there are no DACs in the Tiburon Planning Area, there are no DACs to be addressed in relation to pollution exposure and air quality, public facilities, food access, safe and sanitary homes, physical activity, and improvements and programs that address the needs of disadvantaged communities. While there are no DACs in the Tiburon Planning Area, a discussion of ‘civil’ or civic engagement factors related to Marin County and Tiburon is provided below.

Civic Engagement

An important aspect of planning for environmental justice is the development of effective policies and programs that enable all residents to participate in local decision making. DACs can often be excluded from decision-making when officials and policies do not focus on involving these communities in a strategic manner. SB 1000 emphasizes that community engagement must be promoted in a local jurisdiction through the development of objectives and policies that seek to specifically involve residents of DACs. By engaging DACs in decision-making processes, policy-makers can effectively meet the needs of these community members. DACs often have culturally specific needs, distinct from those of the general population, that must be made a priority within local policy to ensure community success. The US EPA Environmental Justice Policy requires the “... meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.” The establishment of appropriate opportunities for those who are low-income, minorities, and linguistically isolated to engage in local decision making will help ensure that environmental justice issues are identified and resolved. In addition, community programs that address the needs of DACs are critical to ensuring environmental justice is achieved for these communities within local jurisdictions.

Diversity Inclusion Task Force

The Diversity Inclusion Task Force was established as a standing committee of the Town Council on October 7, 2020. The task force is charged to:

- Provide advice to the Town Council, Town Manager, and Police Chief regarding issues of diversity and inclusion involving the Police force.
- Provide advice to the Town Council regarding ways to improve diversity and inclusion generally in the Town of Tiburon.

The Task Force has outlined their work priorities as the following:

- Police Department and Policing Analysis, including bias-free policing and reports from the Police Department.
- Community Engagement and Education, including cultural events.
- Staffing Policies and Practices Analysis, including hiring, talent development, and promotion as it relates to diversity and inclusion and an exploration of workforce housing.

Levels of Civic Engagement

This section summarizes the levels of civic engagement, based upon voter registration and turnout, and demographics that may influence civic engagement in Tiburon and Marin County.

The primary means of measuring a community's level of civic engagement is the assessment of voter participation. This includes the percentage of voting age residents registered to vote and the percentage of registered voters who cast ballots. A summary of both metrics for Tiburon and Marin County is as follows:

Voter Registration and Participation

According to the Marin County Official Final Election Results for the November 3, 2020 General Election, there were 175,220 registered voters in Marin County, including 6,680 registered voters residing in Tiburon⁸. According to the ACS 2015-2019 five-year estimate, the most recent range for which data is available, 207,310 people of voting age resided in the county, including 7,203 people of voting age in the Town. This equates to voter registration rates of approximately 92.7% in Tiburon and 84.5% across the county.

Of the 6,680 registered voters in Tiburon and 175,220 registered voters countywide, 6,089 registered voters in Tiburon precincts and 158,103 registered voters countywide cast ballots in the November 3, 2020 election. This equates to voter turnout rates of 91.2% in Tiburon and 90.2% across Marin County. By comparison, for the 2018 mid-term general election, the voter turnout rate for the Town was 81.5% and for the county was 82.4%. This is consistent with increased voter turnout during presidential election years and decreased voter turnout during mid-term election years.

Based upon the most recent voting metrics, the Town's residents are somewhat more engaged than county residents as a whole.

Demographics That May Influence Civic Engagement

Certain demographic categories can help predict a community's likely level of civic engagement. This section assesses three demographic categories: resident age, language spoken at home, and educational attainment. As previously stated, there are no DACs in Tiburon; therefore, the assessments are based upon tables that compare the demographic categories at the County and Town level.

Resident Age

Age distribution can help predict the likelihood of a community participating in civic activities and identify constraints associated with engaging different members of the community. A disproportionately high percentage of residents under the age of 18 suggests the significant presence of families. Parents of minors are generally busy raising their children, making them less likely to participate in civic activities. Encouraging the use of virtual outreach tools, such as social media and online surveying, and outreach approaches at other community events, such as farmers markets, fairs, and sporting events, can help increase participation among this group. Conversely, a disproportionately high percentage of seniors, a group that generally has fewer commitments and less time constraints, suggests that the community may participate in conventional civic activities, at a higher rate. Because seniors are less familiar with technology than their younger counterparts, the group is less likely to utilize virtual outreach tools.

As reflected by Table 9, Tiburon's residents are somewhat older than the county as a whole with 25.7 percent of Tiburon's population being 65 years or older (compared to 21.6 percent of the County) and 53.1 percent being 18 to 64 years old (compared to 58.1 percent of the County).

⁸ Marin County Election Department. 2020. Official Final Election Results: General Election November 3, 2020. Available at: <https://results.enr.clarityelections.com/CA/Marin/107124/web.264614/#/turnout>

TABLE 9: RESIDENT AGE

LOCATION	TOTAL POPULATION	AGE					
		UNDER 18 YEARS		18 TO 64 YEAR		65 YEARS AND OVER	
		NUMBER	%	NUMBER	%	NUMBER	%
Marin County	259,943	52,633	20.2%	151,140	58.1%	56,170	21.6%
Town of Tiburon	9,144	1,941	21.2%	4,852	53.1%	2,351	25.7%

SOURCE: UNITED STATES CENSUS BUREAU, 2019 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES SUBJECT TABLES.

Language Access

Language is a critical signifier of a population’s likely participation in civic activities. Non-native English speakers, and especially those individuals with limited English fluency, are less likely to participate in civic activities. Translation services are critical to reaching and actively communicating with these individuals. In addition, the metric of households who speak languages other than English can help identify the cultural diversity of a community. Civic activities, and the venues where they take place, can be tailored to accommodate the cultural preferences of individual racial, ethnic, and religious groups.

As identified by Table 10, Tiburon is home to a higher percentage of households where the residents speak English only and/or speak English “very well” than Marin County. Approximately 15.5 percent of Tiburon residents speak a different language at home while 84.5 percent speak English only. In Marin County, approximately 78.1 percent of the countywide population speaks English only while 21.9 percent speak a different language at home. Of the other household languages spoken, other Indo-European languages are most common in Tiburon while Spanish is the most common countywide.

TABLE 10: LANGUAGES SPOKEN AT HOME

LOCATION	POPULATION 5 YEARS AND OVER	ENGLISH ONLY HOUSEHOLD	OTHER LANGUAGE SPOKEN AT HOME	LANGUAGES SPOKEN OTHER THAN ENGLISH				HOUSEHOLD WITH LIMITED ENGLISH FLUENCY
				SPANISH	OTHER INDO-EUROPEAN	ASIAN AND PACIFIC ISLANDER	OTHER	
				NUMBER	NUMBER	NUMBER	NUMBER	
Marin County	247,779	193,559	54,220	29,478	14,659	8,230	1,853	21,815
		78.1%	21.9%	11.9%	5.9%	3.3%	0.7%	8.8%
Town of Tiburon	8,878	7,501	1,377	305	873	185	14	264
		84.5%	15.5%	3.4%	9.8%	2.1%	0.2%	3.0%

SOURCE: UNITED STATES CENSUS BUREAU, 2019 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES SUBJECT TABLES

Educational Attainment

Educational attainment is a strong signifier of a population’s likely participation in civic activities. Higher educational attainment generally correlates with increased civic participation. This is reflective of individuals with less educational attainment experiencing underemployment circumstances, such as working for less than a living wage and/or on a part-time basis. This may require individuals to seek out additional employment, reducing the time that they can commit to civic activities. In addition, individuals with lower educational attainment generally make less money. Those individuals who cannot afford to own or otherwise have limited access to an automobile, may be unable to attend civic events. This may also be reflective of individuals with less educational attainment lacking the sufficient literacy level and/or a formal education in civics and government to feel comfortable participating in civic matters.

Based upon Table 11, Tiburon’s residents and educational attainment levels are significantly higher than on the countywide level. On average, a significantly higher percentage of Tiburon residents obtained a bachelor’s degree or higher than on the countywide level and a significantly higher percentage of residents countywide had less than a high school degree than Tiburon.

TABLE 11: EDUCATIONAL ATTAINMENT

LOCATION	TOTAL POPULATION (25-64 YEARS)	LESS THAN A HIGH SCHOOL GRADUATE		HIGH SCHOOL GRADUATE (OR EQUIVALENT)		SOME COLLEGE OR ASSOCIATE'S DEGREE		BACHELOR'S DEGREE OR HIGHER	
		NUMBER	%	NUMBER	%	NUMBER	%	NUMBER	%
Marin County	190,403	12,759	6.7%	20,018	10.5%	44,352	23.3%	113,274	59.5%
Town of Tiburon	6,937	58	0.8%	423	6.1%	1,172	16.9%	5,284	76.2%

SOURCE: UNITED STATES CENSUS BUREAU, 2019 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES SUBJECT TABLES.

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