



ADDENDUM TO THE CERTIFIED FINAL
ENVIRONMENTAL IMPACT REPORT
FOR THE BELVEDERE-TIBURON PUBLIC
LIBRARY EXPANSION PROJECT

TOWN FILE #S2012-07

SCH#2009052003

PREPARED BY:

TOWN OF TIBURON
PLANNING DIVISION
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INTRODUCTION

This document is an addendum to the Belvedere-Tiburon Library Expansion project Final Environmental Impact Report (FEIR), which was certified by the Tiburon Town Council on October 5, 2011. The FEIR consists of the Draft Environmental Impact Report for the project dated June 2010, the Revised Draft Environmental Impact Report dated March 2011, and the Final Environmental Impact Report/Response to Comments document dated August 2011. The FEIR analyzed a total of 18,000 square feet of additions to the existing 10,500 square foot library building, and well as proposed ancillary improvements surrounding the facility, such as a parking lot, park area and a public plaza. In November 2011, the Town Council approved a project based on Refined Alternative D as set forth in the Revised Draft EIR; said alternative having previously been accepted by the Library Agency as their project in lieu of the original project design. Refined Alternative D was identified in the certified EIR as the environmentally superior development alternative. In August 2012, the Town Council approved design drawings for a 16,000 square foot addition to the library building, resulting in a total square footage of 26,500 square feet assuming project construction and completion. In July 2018, the Library Agency applied for revisions to the approved design drawings, proposing to scale back the project by eliminating the entire 6,000 square foot second floor portion of the addition, thus reducing the project to a total of 20,500 square feet in floor area if completed. The Library Agency is proposing that the conditions of approval on the design drawings be amended to reflect the scaled-back project and that any mitigation measures adopted assuming a 28,500 square foot facility be adjusted accordingly to reflect a 20,500 square foot facility upon completion.

PURPOSE OF THE ADDENDUM

California Environmental Quality Act (CEQA) Guidelines section 15164 states that an addendum should be prepared when none of the conditions triggering a subsequent EIR or supplemental EIR has occurred. CEQA Guidelines section 15162 advises that a subsequent or supplemental EIR should be prepared when substantial changes to the project require major revisions to the EIR because of new significant environmental effects, a substantial increase in the severity of previously-identified effects, or when new information of substantial importance has been introduced. The reduced-scale project that is currently proposed would not result in new significant environmental effects or a substantial increase in the severity of previously-identified effects. Nor has new information of a substantial nature been introduced, separate from the project revisions, that would materially alter the FEIR conclusions, and this addendum has been prepared.

Town staff reviewed the proposed reduced-scale project to assess the potential effects on the environment relative to those previously identified in the 2011 FEIR, and to determine the

continued appropriateness of the associated mitigations adopted by the Town of Tiburon in the Mitigation Monitoring Program for the project. In all instances, the level of impact associated with the scaled-back project would be the same or reduced compared to the originally-approved project.

DESCRIPTION OF THE PROPOSED PROJECT REVISIONS

As noted above, the entire second-story of the building addition proposed to be constructed between the Tiburon Town Hall and the existing library building would be eliminated. The proposed amendments would eliminate the second story of the addition proposed between the Library building and the Tiburon Town Hall building, reducing the height of that portion of the expansion by ten (10) feet and reducing the total floor area of the expansion by 6,000 square feet. The remaining ground floor portion of this addition would be moved back from the Town Hall building an additional four (4) feet, from 48 feet to 52 feet, thus expanding the proposed public plaza area between the buildings. The entry area to the Library would be reworked. No other substantial changes to the project site plan are proposed.

The proposed project revisions resemble an alternative design (Alternative C) that was analyzed in the certified EIR. Alternative C (Reduced Library) comprised a 9,000 square foot one-story addition to the library facility, resulting in a total library facility size of 19,500 square feet upon completion. In the certified EIR, all potential environmental impact areas associated with Alternative C were found to be either “less” or “similar” to those impacts identified for the proposed project. The proposed design revisions maintain the biological impact improvements gained from Refined Alternative D (the approved project) as compared with the original design submittal, while also gaining some of the scenic ridgeline view protection benefits that would have been provided by Alternative C.

EVALUATION OF ENVIRONMENTAL IMPACTS FROM PROPOSED REVISIONS

A brief comparison of environmental effects of the originally-approved project to the revised proposed project follows, as arranged by environmental factor, with a focus on determining whether new significant environmental effects or a substantial increase in the severity of previously-identified effects, would result.

Aesthetics

The FEIR concluded that the project would have a significant and unavoidable impact on a scenic vista, largely due to the 40-foot tall roof peak associated with the second floor portion of the easterly addition blocking views to the Tiburon Ridge. The second floor portion is now proposed for elimination and a 10 foot reduction in height at the roof peak. The Town Council adopted findings of overriding consideration in approving the project with the second story

element and significant unavoidable aesthetic impacts. The project as revised would marginally reduce this aesthetic impact, although a 30 foot tall roof peak (as proposed) is still likely to at least partially block Tiburon Ridge views from Tiburon Boulevard itself, based on a review of photographs taken of the story poles for the original design. No other potentially significant aesthetic impacts were identified in the FEIR and the project revisions would not increase the severity of aesthetic impacts previously determined to be less than significant or upon which the original project was determined to have no impact. All adopted mitigation measures remain in effect and no additional mitigation is required.

Air Quality

The FEIR identified two potentially significant air quality impacts. The potential violation of air quality standards was mitigated to a less than significant level through standardized mitigation measures involving construction equipment, dust control, and the like. However, the FEIR concluded that conflict with an air quality plan could not be avoided as long as a general plan amendment was being sought for the project. The Town Council adopted findings of overriding consideration in approving the project with a general plan amendment. The amendment involved re-designating a portion of the project site from Open Space to Public/Quasi-public designation. The project revisions would have no impact on these effects. No other potentially significant air quality impacts were identified in the FEIR, and the project revisions would not increase the severity of air quality impacts previously determined to be less than significant or upon which the original project was determined to have no impact. All adopted mitigation measures remain in effect and no additional mitigation is required.

Biological Resources

The FEIR identified three potentially significant biological impacts. The first was that project development would adversely impact Railroad Marsh and plants and wildlife that inhabit or use the marsh; the second was that project development could adversely affect special status species of plants and wildlife or habitat that these species inhabit or use; and the third was potential impacts on nesting birds. These potential impacts were largely associated with the proposed parking lot improvements and associated ground disturbance in relatively close proximity to the marsh, and were mitigated to a less than significant level by a variety of mitigation measures, including exclusionary fencing and a biological restoration and enhancement plan. The project revisions would either have no impact on, or would marginally reduce these effects. No other potentially significant biological impacts were identified in the FEIR, and the project revisions would not increase the severity of impacts previously determined to be less than significant or upon which the original project was determined to have no impact. All adopted mitigation measures remain in effect and no additional mitigation is required.

Hydrology and Water Quality

The FEIR identified five potentially significant impacts to hydrology and water quality, all of which were reduced to less than significant levels through imposition of mitigation measures. These included potential violation of water quality standards or water discharge requirements; altering existing drainage patterns or increasing the rate of runoff; exceeding the capacity of existing or planned stormwater drainage systems or providing additional sources of polluted runoff; potentially degrading water quality; and exposing people or structures to significant risk involving flooding. The project revisions would have no impact on these effects. No other potentially significant hydrological or water quality impacts were identified in the FEIR, and the project revisions would not increase the severity of impacts previously determined to be less than significant or upon which the original project was determined to have no impact. All adopted mitigation measures remain in effect. It should be noted that the flood zone maps issued by the Federal Emergency Management Agency (FEMA) have been revised since the project was originally approved; said revisions raised the base flood elevation on the project site by one foot to 10 feet North American Vertical Datum of 1988 (NAVD88). The adopted mitigation measure requiring the raising of the berm separating the library from Railroad Marsh to a minimum elevation of 10.5 NAVD88 remains in effect. In addition, as with all new construction and substantial improvement projects, the project must comply with the Town of Tiburon's Flood Damage Prevention Ordinance, which would require either flood-proofing or raised elevation for the existing structure and its additions, absent the granting of a flood variance. This general requirement would be reinforced through a modified condition of approval imposed on the project's design drawing approval.

Land Use and Planning

No potentially significant impacts were identified in the FEIR in this topical category, and no mitigation measures were required. The project revisions would have no impact on these already less than significant effects and no additional mitigation is required.

Noise

The FEIR identified three potentially significant adverse noise impacts from the project, two of which were found to be significant and unavoidable. The latter were exposure of persons to or generation of ground borne vibration or ground borne noise levels, and substantial temporary or periodic increases in ambient noise levels in the project vicinity. Both impacts were associated with construction activity during the building of the library addition. The Town Council adopted findings of overriding consideration in approving the project with these construction-related impacts. A third potentially significant impact was exposure of people to noise; this impact was reduced to less than significant levels through imposition of mitigation measures, including limits on hours of construction, muffling of heavy equipment, minimizing simultaneous use of

noisy equipment, and the like. The scaled back project would either have no impact on or would reduce project noise impacts. No other potentially significant noise impacts were identified in the FEIR, and the scaled back project would not increase the severity of noise impacts previously determined to be less than significant or upon which the original project was determined to have no impact. All adopted mitigation measures remain in effect and no additional mitigation is required.

Transportation/Traffic

The FEIR identified four potentially significant transportation or traffic-related impacts, all of which were reduced to less than significant levels through imposition of mitigation measures. The potentially significant impacts included inadequate parking capacity; decreased level of service at the Mar West Street/Tiburon Boulevard intersection; inadequacy of the Tiburon Boulevard left turn pocket stacking distance onto Mar West Street; and a variety of potential impacts should widening of Tiburon Boulevard be required for lengthening of the left turn pocket from Tiburon Boulevard onto Mar West Street. Scaling back of the project by 6,000 square feet would reduce potential impacts for all four of these originally-identified potentially significant effects. Based on standardized trip generation rates, fewer library-related vehicle trips would pass through the Mar West Street/Tiburon Boulevard intersection and fewer vehicles would require use of an extended left-turn pocket on Tiburon Boulevard at that intersection under the scaled back project. The adopted mitigation measures and conditions of approval related to these three impacts would remain in place and no additional mitigation would be required.

With respect to inadequate parking capacity, based on parking standards used in the FEIR the scaled-back project would have a substantially reduced effect on parking in adequacy for the combined Belvedere-Tiburon Public Library and Tiburon Town Hall uses, which share on-site parking facilities. The FEIR identified an on-site parking shortage for the originally-proposed project and required the availability of additional off-site parking spaces as mitigation. Mitigation Measure TRANS-6 identified a shortage of 53 parking spaces for the combined Town Hall and Library uses based on a 28,500 square foot library building upon project completion. The revised project now proposes a 20,500 square foot library building upon project completion. Using the FEIR standard of 2.61 vehicles per 1,000 square feet of library floor area, a 20,500 square foot library would generate demand for 54 parking spaces as compared to 74 spaces for a 28,500 square foot library (see Attachment 1; Table IV.H-6 from the Revised Draft Environmental Impact Report). Added to the Town Hall-generated demand of 31 parking spaces, the combined on-site parking shortfall for the two uses would be reduced by 20 spaces, thereby reducing the number of off-site parking spaces required by mitigation measure TRANS-6 from 53 to 33 spaces. Modification of mitigation measure TRANS-6 to require the availability of 20 fewer off-site parking spaces, and to update the mitigation measure for clarity and to reflect

changes in property ownership of adjoining parcels, is therefore appropriate. Mitigation Measure TRANS-6 is modified to read as follows:

TRANS-6: The applicant will ensure the availability of at least 33 off-site parking spaces for the Library and Town Hall use through the following actions:

Public Parking Spaces

1. Create a minimum of four (4) new parking spaces along Tiburon Boulevard and/or Mar West Street; AND
2. Place a 2-hour time limit on the eight (8) currently un-timed spaces nearby on Mar West Street; AND/OR
3. Collaborate with the owner of one or more nearby pay-parking lots to establish an arrangement, subject to acceptance by the Town of Tiburon, which would allow short-term parking in some or all of the spaces in the lot or lots for potential use by Library and/or Town Hall users.

Employee Parking Spaces

1. Continue the existing lease arrangement with the owner of the parking lot at 1525 Tiburon Boulevard for parking passes for Town Hall and Library Agency employees; OR
2. Collaborate with the owner of the parking lot at 1525 Tiburon Boulevard to enter into a long-term lease for parking spaces in that lot, OR to provide for a partial “decking” of the existing lot to create additional parking spaces; AND/OR
3. Secure Town approval to reserve 12-15 parking spaces in the Town-owned Beach Road tennis court parking lot at the intersection of Beach Road and Marsh Road for Town Hall and Library employees; AND/OR
4. Adopt a parking permit program that would limit parking on some or all of the nineteen (19) parking spaces on Mar West Street that are nearest to the Library to permit holders during the hours the Town Hall and Library are open. Permits would then be issued solely to Town Hall and Library staff.

Other

1. Create additional on-street parking along Mar West Street in the vicinity of the Library if feasible.
2. Coordinate major events occurring at the Library and Town Hall in order to reduce the potential for overlapping events.
3. Establish agreements with nearby parking lot owners (e.g. Boardwalk Shopping Center, Tiburon Peninsula Club, etc.), to provide occasional overflow parking for unusually large or overlapping events.

All other transportation or traffic-related impacts were found in the FEIR to be less than significant or to have no impact, and the project revisions would not increase the severity of transportation or traffic-related impacts previously determined to be less than significant or upon which the original project was determined to have no impact. Reducing the scale of the library expansion by 6,000 square feet would be expected to reduce any such impacts even further.

CONCLUSION

The scaled back library expansion project would not require any additional mitigation measures as no new impacts or any increase in the severity of impacts would result, and no new information of substantial importance has been introduced regarding project effects. Revisions to one mitigation measure (TRANS-6) regarding provision of additional off-site parking availability are warranted given the decrease of 6,000 square feet for the revised project.

ATTACHMENTS

1. Table IV.H-6 from the Revised Draft Environmental Impact Report.

NOTE: For reference purposes, the 3 volumes comprising the certified Final Environmental Impact Report for the Belvedere-Tiburon Library Expansion Project, as well as the July 2018 EIR Addendum, may be viewed on the Town of Tiburon official website using the link below. Scroll all the way to the bottom of the Helpful Forms and Documents section once the link opens.

<https://www.townoftiburon.org/156/Helpful-Forms-Documents>

ATTACHMENT 1

Table IV.H-6
Parking Analysis Summary – ITE Parking Generation

Land Use	Size	Parking Estimate		Parking Spaces Provided	Surplus/ Shortfall
		Parking Standard	No. of Spaces		
Existing Library	10,500 sq. ft	2.61 vehicles per 1,000 sq. ft of GFA ¹ .	27	35	+8
Existing Town Hall Complex	7,500 sq. ft.	4.15 vehicles per 1,000 sq. feet of GFA ¹	31	19	-12
Subtotal (Library and Town Hall Complex)			58	54	-4
Proposed Expansion	28,500 sq. ft	2.61 vehicles per 1,000 sq. ft of GFA ² .	74	52	-53
Existing Town Hall Complex	7,500 sq. ft.	4.15 vehicles per 1,000 sq. feet of GFA ¹	31		
Total	36,000 sq. ft		105	52	-53

Notes: sq. ft: square feet; GFA: gross-floor area.
Source: ¹Institute of Transportation Engineers. *Parking Generation 3rd Edition*. Land Use: 590 – Library and 730 – Government Office Building.

In this case, the average peak parking demand rate for the Library is based on suburban sites with an average square footage of 34,000 square feet of gross-floor area with the peak period demand between 3:00 and 4:00 p.m. The average peak parking demand rate for the Town Hall Complex (Government Office Building) is based on an average of 50,000 square feet of gross-floor area with the peak period demand between 9:00 a.m. and 12:00 noon.

Source: *Belvedere-Tiburon Library Expansion Project Revised Draft Environmental Impact Report, March 2011, p. 64*