College of Marin Facilities Master Plan and Learning Resources Center

Final Environmental Impact Report

SCH #2019110285

prepared by
Marin Community College District
1800 Ignacio Boulevard
Building 17, Gilbane
Novato, California 94949
Contact: Greg Nelson, Assistant Superintendent/Vice President for Administrative Services

prepared with the assistance of
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449 15th Street, Suite 303
Oakland, California 94612

June 2020

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Environmental Scientists | Planners | Engineers
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Acronyms and Abbreviations

AB	California Assembly Bill
ADA	Americans with Disabilities Act
BAAQMD	Bay Area Air Quality Management District
BMP	best management practices
CBC	California Building Code
CDFW	California Department Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFGC	California Fish and Game Code
CHRIS	California Historical Resources Information System
CRHR	California Register of Historical Resources
CWA	Clean Water Act
District	Marin Community College District
DTSC	Department of Toxic Substances Control
ECA	Essential Connectivity Areas
EIR	Environmental Impact Report
ESHA	Environmentally Sensitive Habitat Area
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
FIGR	Federated Indians of Graton Rancheria
FMP	Facilities Master Plan
GHG	greenhouse gas
HVAC	heating, ventilation and air conditioning
IS	Initial Study
LBP	lead-based paint
LRC	Learning Resource Center
M&O	Maintenance and Operation
Marin Transit	Marin County Transit District
NAHC	Native American Heritage Commission
NHPA	National Historic Preservation Act
NMFS	National Marine Fisheries Service

NLB	Natural Landscape Blocks
NOD	Notice of Determination
NOP	Notice of Preparation
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
NWI	National Wetlands Inventory
NWIC	Northwest Information Center
PCB	Polychlorinated biphenyls
PF	Public Facilities
PQS	Secretary of the Interior's Professional Qualifications Standards
PRC	Public Resources Code
RWQCB	San Francisco Regional Water Quality Control Board
SLF	Sacred Lands File
SOI	U.S. Secretary of the Interior
SR	California State Route
SSC	Species of Special Concern
SWRCB	State Water Resources Control Board
THPO	Tribal Historic Preservation Officer
US-101	U.S. Highway 101
USACE	U.S. Army Corps of Engineers
USFWS	U.S. Fish and Wildlife Service
XPI	Extended Phase I study

1 Introduction

This Final Environmental Impact Report (EIR) has been prepared by the Marin Community College District (District) for the Facilities Master Plan (FMP) program, hereafter referred to as the "proposed program" or "program," and Learning Resource Center (LRC) project, hereafter "proposed project" or "project." This Final EIR has been prepared in conformance with the California Environmental Quality Act of 1970 (CEQA) statues (Cal. Pub. Res. Code, Section 21000 et. seq., as amended) and implementing guidelines (Cal. Code Regs., Title 14, Section 15000 et. seq.).

Before approving a project, CEQA requires the lead agency to prepare and certify a Final EIR. The District has the principal responsibility for approval of the proposed program and project and is therefore considered the lead agency under CEQA Section 21067. According to the CEQA Guidelines, Section 15132, the Final EIR shall consist of:

- The Draft EIR or a revision of the Draft EIR
- Comments and recommendations received on the Draft EIR either verbatim or in summary
- A list of persons, organizations, and public agencies commenting on the Draft EIR
- The responses of the lead agency to significant environmental points raised in the review and consultation process; and
- Any other information added by the lead agency

1.1 Format of the Final EIR

The Final EIR consists of the April 2020 Draft EIR and the following five chapters:

- **Introduction.** This chapter summarizes the contents of the Final EIR, the environmental review process, presents changes to the size of the LRC project, and includes several minor editorial revisions that have been made to the Draft EIR subsequent to the release of the Draft EIR for public review.
- **Errata.** The Errata presents components of the Draft EIR and Initial Study that required revision. Revisions are shown in ~~strikeout~~ and <u>underline</u> text in this chapter.
- **Changes to Impact Analysis.** This section provides additional discussion of changes to analysis and compares impacts associated with the original LRC project to those associated with the revised LRC project.
- **Recirculation Not Warranted.** This section explains why recirculation of the Draft EIR is not warranted based on the changes to the LRC project and other revisions that have been made to the Draft EIR.
- **Response to Comments**. During the public review period for the Draft EIR, four comment letters were received by the District. This chapter presents these comment letters and the District's responses to the comments.

1.2 Environmental Review Process

The environmental impact review process required under CEQA is summarized below. The steps are in sequential order as follows.

1. **Notice of Preparation and Initial Study**. After deciding that an EIR is required, the lead agency (Marin Community College District) must file a Notice of Preparation soliciting input on the EIR scope to the State Clearinghouse, other concerned agencies, and parties previously requesting notice in writing (CEQA Guidelines Section 15082; PRC Section 21092.2). The NOP must be posted in the County Clerk's office for 30 days. The NOP may be accompanied by an Initial Study that identifies the issue areas for which the project could create significant environmental impacts.
2. **Draft EIR Prepared.** The Draft EIR must contain a) table of contents or index; b) summary; c) project description; d) environmental setting; e) discussion of significant impacts (direct, indirect, cumulative, growth-inducing, and unavoidable impacts); f) a discussion of alternatives; g) mitigation measures; h) discussion of irreversible changes, and i) any identified areas of controversy.
3. **Notice of Completion and Public Review.** The lead agency must file a notice of completion with the State Clearinghouse when it completes a Draft EIR and prepare a Public Notice of Availability of a Draft EIR. The lead agency must place the notice of completion in the County Clerk's office for 30 days (Public Resources Code [PRC] Section 21092) and send a copy of the notice of completion to anyone requesting it (CEQA Guidelines Section 15087). Additionally, public notice of Draft EIR availability must be given through at least one of the following methods: a) publication in a newspaper of general circulation; b) physical signage posting on and off the project site; and c) direct mailing to owners and occupants of contiguous properties. The lead agency must solicit input from other agencies and the public and respond in writing to all comments received (PRC Sections 21104 and 21253). The minimum public review period for a Draft EIR is 30 days. When a Draft EIR is sent to the State Clearinghouse for review, the public review period must be 45 days unless the State Clearinghouse approves a shorter period (PRC Section 21091).
4. **Final EIR.** A Final EIR must include a) the Draft EIR; b) copies of comments received during public review; c) list of persons and entities commenting; and d) responses to comments.
5. **Certification of Final EIR.** Prior to making a decision on a proposed project, the lead agency must certify that a) the Final EIR has been completed in compliance with CEQA; b) the Final EIR was presented to the decision-making body of the lead agency; and c) the decision making body reviewed and considered the information in the Final EIR prior to approving a project (CEQA Guidelines Section 15090).
6. **Lead Agency Project Decision.** The lead agency may a) disapprove the project because of its significant environmental effects; b) require changes to the project to reduce or avoid significant environmental effects; or c) approve the project despite its significant environmental effects, if the proper findings and statement of overriding considerations are adopted (CEQA Guidelines sections 15042 and 15043).
7. **Findings/Statement of Overriding Considerations**. For each significant impact of the project identified in the EIR, the lead agency must find, based on substantial evidence, that a) the project has been changed to avoid or substantially reduce the magnitude of the impact; b) changes to the project are within another agency's jurisdiction and such changes have or should be adopted; or c) specific economic, social, or other considerations make the mitigation measures or project alternatives infeasible (CEQA Guidelines Section 15091). If an agency approves a project with unavoidable significant environmental effects, it must prepare a written Statement of Overriding Considerations that sets forth the specific social, economic, or other reasons supporting the agency's decision.

8. **Mitigation Monitoring Reporting Program.** When the lead agency makes findings on significant effects identified in the EIR, it must adopt a reporting or monitoring program for mitigation measures adopted or made conditions of project approval to mitigate significant effects.
9. **Notice of Determination (NOD).** The lead agency must file a NOD after deciding to approve a project for which an EIR is prepared (CEQA Guidelines Section 15094). A local agency must file the NOD with the county clerk. The NOD must be posted for 30 days and sent to anyone requesting notice previously. Posting of the NOD starts a 30-day statute of limitations on CEQA legal challenges (PRC Section 21167[c]).

1.3 Revisions to the Draft EIR and Initial Study

Learning Resource Center Project Changes

The Draft EIR for the FMP program and LRC project was published in April 2020. The Draft EIR was circulated for public review from April 3, 2020 to May 18, 2020. Since publication of the Draft EIR, the District has determined that the proposed LRC project on the Kentfield Campus would measure 85,000 square feet rather than 77,000 square feet. For the purposes of comparison, this document refers to the originally proposed 77,000 square foot structure as the "original LRC project" and the newly proposed 85,000 square foot structure as the "revised LRC project."

The Draft EIR analyzed impacts to the existing LRC site footprint (as shown in Figure 1), which includes the existing LRC building, parking lot, and driveway area. Both the original LRC project and the revised LRC project would be wholly within the footprint shown in Figure 1. In addition, both the 77,000 square foot structure in the original LRC project and the 85,000 square foot structure in the revised LRC project would be built within the existing LRC building footprint area.[1]

The increase in overall project square footage has resulted in updates to the project analysis in the Draft EIR and Initial Study. In-text revisions that have been made are shown in Chapter 2, *Errata*. Additional discussion of changes to project analysis and a comparison of original and revised project impacts is presented in Chapter 3, *Changes to Impact Analysis*.

Correction of Fuel Use Calculation

Subsequent to release of the Draft EIR, a minor error in the calculation methodology used to estimate construction related fuel consumption for the LRC project was noted. Construction related fuel consumption was overestimated as a result of the error. This calculation error has since been corrected and the estimate of construction related fuel consumption has been updated to reflect the revised LRC project. In-text revisions to the Initial Study that have been made as a result of this correction are shown in Chapter 2, *Errata*, and additional discussion is presented in Chapter 3, *Changes to Impact Analysis*.

Mitigation Measure Revisions

Subsequent to the release of the Draft EIR, revisions have been made to the program and project Mitigation Measures addressing aesthetics, biological resources, cultural resources, and

[1] The existing LRC building consists of two stories and a partial basement and is 66,000 square feet in size. The original LRC project and the revised LRC project consist of three stories, which is how the larger building would be constructed within the footprint of the existing LRC building.

Figure 1 Learning Resource Center Project Site Footprint

Imagery provided by Microsoft Bing and its licensors © 2020.

Fig X LRC Project Site

transportation. The revised measures are AES-1, BIO-1, BIO-3, CUL-8, TCR-2, TCR-3, TCR-4, TRA-1, and TRA-2.

Appendix Revisions

Based on the minor changes that have occurred to the LRC project and Mitigation Measures contained in the Draft EIR, Appendix AQ, Appendix BIO and Appendix IS have been revised for accuracy.

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2 Errata

This Errata addresses revisions to the Facilities Master Plan (FMP) Program and Learning Resource Center (LRC) Project Draft EIR. This chapter describes changes to the LRC project and in-text revisions incorporated in the EIR and Initial Study. As discussed in Chapter 4, *Recirculation Not Warranted*, pursuant to CEQA Guidelines Section 15088.5, these changes and revisions do not require recirculation of the Draft EIR.

2.1 In-Text Revisions

As described in Chapter 1 of the Final EIR, *Introduction*, the following changes that pertain to the FMP program and LRC project have occurred:

- Square footage of the proposed LRC project has increased by 8,000 square feet from 77,000 square feet to 85,000 square feet.
- In the Initial Study, an error in the calculation of estimated construction-related fuel consumption has been corrected.
- Mitigation Measures AES-1, BIO-1, BIO-3, CUL-8, TCR-2, TCR-3, TCR-4, TRA-1 and TRA-2 have been revised.

Based on these changes, in-text revisions have been made to the Draft EIR and Initial Study. In-text revisions are presented below and organized according to the section of the respective environmental document that they appear in. Revisions to the Draft EIR are presented first, followed by the revisions to the Initial Study. Revisions to original text are shown using ~~strikethrough~~ for text that has been deleted and <u>underline</u> for text that has been added.

For additional discussion of revised LRC project impacts, refer to Chapter 3, *Changes to Impact Analysis*.

2.2 Draft EIR In-Text Revisions

Executive Summary

On page ES-2, the following text has been edited to reflect the characteristics of the revised LRC project.

Learning Resource Center

The LRC Project would involve the demolition and reconstruction of the LRC for seismic safety and to provide upgraded facilities. The new LRC would include a library, computer laboratory, classrooms, mailroom, student store, and offices. It would be constructed on the same footprint as the existing building and would be ~~77,000~~ <u>85,000</u> square-feet which would be slightly larger than the existing structure. ~~The existing parking lot and driveway would be retained, and~~ ~~an~~ Accessible parking spaces and ramps would be installed to comply with the most recent ADA requirements.

Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measure (s)	Residual Impact
Initial Study Impacts and Mitigation Measures (see Appendix IS)		
Aesthetics		
Impact d. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? Impacts would be less than significant with mitigation incorporated.	**AES-1: Lighting Specifications.** Any exterior lighting installed for the program and project shall be of low intensity and low glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels and shall otherwise meet dark night sky requirements. Exterior lighting fixtures shall be kept to the minimum number and intensity needed to ensure public safety. Upward-directed exterior lighting is prohibited.	Less than significant
Transportation		
Impact a. Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? **Impact b.** Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? Impacts would be less than significant with mitigation incorporated.	**TRA-1: Construction Traffic Management Plan.** Prior to the start of work for all Retrofit and New Construction projects, the construction contractor shall prepare a Construction Traffic Management Plan to minimize traffic flow interference from construction activities. The Construction Traffic Management Plan shall be submitted to the County of Marin or City of Novato for review ~~and approval~~ and shall include measures to accomplish the following: ▪ **For projects at the Kentfield Campus:** To minimize traffic disruptions during student drop-off and pick-up times at Kent Middle School and Grant Grover School, construction related vehicle trips of any kind and lane closures shall not occur between the hours of 7:15 a.m. – 8:30 a.m. and 3:00 p.m. – 4:00 p.m. ▪ **For projects at the Indian Valley Campus:** To minimize traffic disruptions during student drop-off and pick-up times at San Jose Middle School, no construction related vehicle trips of any kind and lane closures shall not occur between the hours of 7:50 a.m. – 8:50 a.m. and 2:10 p.m. – 3:10 p.m. ▪ **For the Bolinas Marine Biology Lab project:** Access to Wharf Road shall be maintained to the maximum extent feasible during construction. A mailer indicating the construction scheduling and anticipated lane closures shall be sent to all businesses and residences along Wharf Road at least 14 days prior to the beginning of construction. ▪ In addition to the hours noted above, construction-related traffic traveling to and from project sites shall be minimized during the peak commute hours to the maximum extent feasible (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.). ▪ Construction related lane closures on major roadways that lead to and from each site shall be minimized during peak commute hours to the maximum extent feasible (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.). These include College Avenue and Sir Francis Drake Boulevard in the vicinity of the Kentfield Campus, Ignacio Boulevard in the vicinity of the Indian Valley Campus and Wharf Road in the vicinity of the Bolinas Site. ▪ If lane closures are needed, appropriate measures shall be taken to designate detour routes as necessary, which include but are not limited to the use of signage, barricades and flaggers to direct traffic flow. ▪ Deliveries and pick-ups of construction materials shall be limited to non-peak commute hours, to the maximum extent feasible.	Less than significant

Impact	Mitigation Measure (s)	Residual Impact
	▪ Haul trucks, deliveries and pick-ups shall be appropriately coordinated to reduce the potential for trucks waiting to load or unload for protracted periods of time to the maximum extent feasible. ▪ Construction equipment traffic shall be controlled with flaggers. ▪ Specific transport routes for heavy trucks and haul trucks to be used over the construction duration shall be designated to avoid incompatible roadways and minimize traffic disruption. ▪ Existing access for residences, schools, businesses and other land uses in the vicinity of each project site shall be maintained to the maximum extent feasible at all times. ▪ Construction activities shall not interfere with sidewalks and pathways for pedestrian and bicycle use whenever feasible. If closure of sidewalks or pathways is unavoidable, alternative routes and detours shall be designated using appropriate signage, barricades or other appropriate means. ▪ Construction contractors shall consult with emergency service providers that operate in the vicinity of all project sites to gather input on appropriate traffic control measures that would minimize disruptions to emergency service and evacuation. **TRA-2 Transportation Demand Management Program.** Prior to operation of the Bolinas Marine Field Station, the ~~College of Marin~~ District shall develop and implement and Transportation Demand Management (TDM) plan with provisions to achieve ~~an 85~~ a 15 percent reduction (maximum of ~~14~~ 72 trips per day) in overall vehicle trips to and from the site. The TDM plan ~~will initially~~ could include, but would not be limited to, the implementation of a student shuttle service, vans and/or carpooling. The College shall implement the TDM Plan ~~shuttle service~~ to ~~bring all students attending classes in Bolinas from the Kentfield and Indian Valley campuses to the Bolinas Site using vans or shuttle busses, thereby reducing~~ reduce student trips to the site using single occupancy vehicles. The TDM program shall be ~~continually~~ monitored each semester and, if trip reduction goals are not met, shall be adjusted to replace any elements found to be ineffective.	
EIR Impacts and Mitigation Measures		
Biological Resources		
Impact BIO-1. Implementation of the proposed program could have a substantial adverse effect, either directly or through habitat modifications, on any species identified as candidate, sensitive, or special-status in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the USFWS. Impacts would be less than significant with mitigation incorporated.	**BIO-1 Biological Resource Screening and Assessment.** For all projects developed under the FMP program, the District shall engage a qualified biologist to perform a preliminary biological resource screening to determine whether the project has any potential to impact any special status biological resources with potential to occur in the region ~~as described above~~. If it is determined that the project has no potential to impact biological resources, no further action is required. If the project has the potential to impact special status bats and/or birds protected under the CFGC, one or more of the following Mitigation Measures (BIO-2 through BIO-4) shall be implemented as applicable. If new impacts are identified at the time of the Biological Screening, resulting from changes to existing conditions at the site or changes to project design or project footprint, if required by law, supplemental CEQA environmental review will be conducted. This preliminary biological resource screening will include a data review and habitat assessment prior to Project activities to identify whether any whether any special-status plant or animal species habitat occurs on-site. The data reviewed will include the biological resources setting, Appendix BIO species list, and best available, current data for the area, including a current review of the California Natural Diversity Database. Although not currently anticipated, if new impacts were to be	Less than significant

Impact	Mitigation Measure (s)	Residual Impact

identified at the time of Screening and Assessment, mitigation measures shall be developed by a qualified biologist in accordance with industry standards as part of any newly required environmental review.

BIO-3: Roosting Bats Surveys and Avoidance Measures (Tree Removal). Prior to any tree removal, a qualified biologist shall conduct a focused tree habitat assessment of all trees that will be removed or impacted by construction activities. The habitat assessment should be conducted enough in advance to ensure tree removal can be scheduled during seasonal periods of bat activity. Trees containing suitable potential bat roost habitat features shall be clearly marked or identified. If day roosts are found to be potentially present, the qualified biologist will prepare a site-specific roosting bat protection plan to be implemented. Based on site-specific conditions, the plan shall ~~should~~ incorporate one or more of the following standards ~~guidance~~ as deemed appropriate by the qualified biologist for the specific site conditions:

~~When possible, removal of t~~ Trees ~~identified as suitable roosting habitat~~ determined to contain an active maternity roost shall only be removed ~~should be conducted~~ during seasonal periods of bat activity as~~, including the~~ follows. ~~ing:~~

a) Between March 1 and April 15, or after evening temperatures rise above 45 degrees Fahrenheit and/or no more than 0.5 inch of rainfall within 24 hours occurs

b) Between September 1 and about October 15, or before evening temperatures fall below 45 degrees Fahrenheit and/or more than 0.5 inch of rainfall within 24 hours occurs

If the habitat assessment ~~it is~~ determines ~~d~~ that a colonial maternity roost is present, then ~~the~~ neither the tree, nor the roost shall ~~not~~ be removed during the breeding season (April 15 to August 31) ~~to the extent practicable~~.

If the habitat assessment is unable to effectively confirm the presence of roosting bats, and there is a potential that ~~tree potentially containing~~ a colonial maternity roost is present in a tree ~~must be~~ designated for removal ~~ed~~ during the breeding season, then at a minimum, the following ~~or other~~ measures ~~recommended by the qualified biologist~~ shall ~~may~~ be implemented (additional recommendations may be made by the qualified biologist as applicable to unforeseen site conditions):

- Acoustic emergence surveys or other similarly appropriate methods as determined by the qualified biologist shall be conducted~~/implemented~~ to further evaluate if the roost is an active maternity roost. The purpose of this measure is to ensure the status of bat roosting activity within tress designated for removal is confirmed prior to tree removal. Pending the results of the survey either a or b shall be implemented:
  - a) If it is determined through acoustic or other appropriate surveys that the roost is not an active maternity roost, then the roost may be removed in accordance with the ~~other~~ requirements of this measure
  - b) If it is determined ~~found~~ through surveys that an active maternity roost of a colonial roosting species is present, the roost shall not be disturbed during the breeding season

Roost Eviction Procedures. Assessing the potential to evict bats is highly dependent on the species and the specific site conditions. As such, the qualified biologist shall have authority to adjust the methodology for assessing the eviction procedures and may require consultation with CDFW for special status species (as defined by CDFW or the Western Bat Working

Impact	Mitigation Measure (s)	Residual Impact
	Group). If it is determined that bats can be evicted (as specified above), and the tree removed, procedures that may include those outlined below shall be implemented. Final procedures shall be determined by the qualified biologist based on specific species and site conditions, but shall be consistent with Bat Conservation International [BCI] guidelines [http://www.batcon.org/pdfs/binb/ExcludersGuidelines2014.pdf]): ~~Potential colonial hibernation roosts shall only be removed during seasonal periods of bat activity. Potential non-colonial r~~ Roosts ~~that cannot be avoided~~ shall be removed on warm days in late morning to afternoon when any bats present are likely to be warm and able to fly. ~~Appropriate methods shall be used to m~~ Minimizing ~~e the~~ potential harm to bats during tree removal~~. Such methods may include~~ shall involve a ~~using a~~ two-step tree removal process and installation of alternative roost features (bat boxes) nearby to provide alternative roost locations. a) Install bat boxes in nearby trees that will not be removed to provide an alternative roosting location for evicted bats; and b) Install bat deterrent devices in the tree(s) with roosts to be evicted. These devices may include visual and/or acoustic devices (e.g. mylar balloons, lighting) as determined to be most appropriate by the qualified biologist and consistent with BCI guidelines (http://www.batcon.org/pdfs/binb/ExcludersGuidelines2014.pdf) c) Tree removal to be ~~This method is~~ conducted over two consecutive days ▪ Day 1: ~~and works by creating noise and vibration by~~ cutting non-habitat branches and limbs from habitat trees using chainsaws only (no excavators or other heavy machinery) ~~on day one~~. The noise and vibration disturbance, together with the visible alteration of the tree, is very effective in causing bats that emerge nightly to feed, to not return to the roost that night. ▪ Day 2: The remainder of the tree is removed on day two only after the biologist has confirmed the bats are no longer present in the roost. ▪ In order to ensure the optimum warning for any roosting bats that may still be present, first push the tree lightly 2 to 3 times with a pause of 30 seconds in between each nudge to allow bats to become active, then push the tree to the ground slowly. Tree shall remain in place until inspected by the qualified biologist. ▪ Potential bat roost trees shall not be sawed up or mulched immediately. A period of at least 24 hours, and preferably 48 hours at discretion of qualified biologist and/or CDFW, shall elapse prior to such operations to allow bats to escape.	
Cultural Resources		
Impact CUL-2: The proposed program has the potential to impact archaeological resources, including those that may be considered historical resources. Impacts would be less than significant with mitigation incorporated. **Impact CUL-3.** The proposed program has	**CUL-8: Unanticipated Discovery of Archaeological Resources.** If archaeological resources are encountered during ground-disturbing activities, work ~~in the immediate area~~ within 60 feet of the find ~~should~~ shall be halted and the District shall retain an archaeologist meeting the SOI's Professional Qualification Standards for archaeology (National Park Service 1983) immediately to evaluate the find. If the resource is of Native American origin, the archaeologist, Native American monitor, or District shall contact the FIGR and implement the requirements of the tribal cultural resource plan prepared under measure TCR-3. If necessary, the evaluation ~~may~~ shall require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the discovery proves to be significant under CEQA and cannot be mitigated by CUL-8 as originally implemented, ~~avoided by the project,~~	Less than significant

Impact	Mitigation Measure (s)	Residual Impact
the potential to impact human remains. Impacts would be less than significant with mitigation.	additional mitigation will be ~~work may be~~ warranted, such as data recovery excavation, to mitigate any significant impacts to historical resources.	
Tribal Cultural Resources		
Impact TCR-1. The proposed program has the potential to impact tribal cultural resources. Impacts would be less than significant with mitigation.	**TCR-2: Avoidance of Tribal Cultural Resources.** When feasible, projects facilitated by the FMP shall be designed to avoid known tribal cultural resources. Any tribal cultural resource within ~~50~~ 60 feet of planned construction activities shall be fenced off to ensure avoidance. **TCR-3: Tribal Cultural Resource Plan**. Prior to construction of any project facilitated by the FMP, including the LRC project, the District, or its consultant, shall prepare a tribal cultural resources treatment plan to be implemented in the event an unanticipated archaeological resource that may be considered a tribal cultural resource is identified during construction. The plan would include suspension of all earth-disturbing work ~~in the vicinity~~ within 60 feet of the find, avoidance of the resource or, if avoidance of the resource is infeasible, the plan would outline the appropriate treatment of the resource in coordination with the FIGR and, if applicable, a qualified archaeologist. Examples of appropriate treatment for tribal cultural resources include, but are not limited to, protecting the cultural character and integrity of the resource, protecting traditional use of the resource, protecting the confidentiality of the resource, or heritage recovery. **TCR-4: Native American Monitoring**. All earth-disturbing work, including archaeological excavation, associated with projects facilitated by the FMP, including the LRC project, shall be observed by a Native American monitor affiliated with the FIGR. The Native American monitor shall have the authority to advise the College and/or onsite construction manager to temporarily halt and/or redirect excavation activity within 60 feet on an unanticipated discovery. In the event of a discovery of tribal cultural resources, the steps identified in the tribal cultural resources plan prepared under measure TCR-3 shall be implemented.	Less than significant

Chapter 1 Introduction

On Page 1-1, the following text has been edited based on the characteristics of the revised LRC project.

> The proposed project would be constructed on the site of the existing LRC, along College Avenue near where it intersects with Corte Madera Creek in Kentfield. The existing LRC consists of two stories and a partial basement and is 66,000 square feet in size. The proposed replacement facility would consist of three stories and would be ~~77,000~~ 85,000 square feet in size, occupying the same footprint as the existing structure.

Chapter 2 Project Description

Section 2.5 Project Characteristics, Subsection 2.5.1 Facilities Master Plan Program

On page 2-11 the following text has been edited based on the characteristics of the revised LRC project and for clarity.

- **Learning Resources Center:** In its existing condition, the LRC does not provide a functional communal space for students and staff to gather and collaborate. Few improvements have occurred since its original construction in 1973 and the building's structural system does not meet current California Building Code standards. The existing facility consists of two stories and a partial basement and is 66,394 square feet. The replacement facility would be constructed on the site of the existing building, consist of three stories and would be ~~77,000~~ 85,000 square feet. Work associated with this project would be limited to footprint of the existing building and adjacent parking lot. ~~and n~~The LRC project site contains trees and ornamental landscaped vegetation, and approximately six trees would be removed during construction. No alterations would occur to adjacent pedestrian bridge shown in Figure 2-5.

On page 2-11 the following text has been edited to clarify the District's role in the Corte Madera Creek Mitigation.

- **Corte Madera Creek Mitigation:** This project is not being implemented by the Marin Community College District under the FMP and this EIR does not analyze potential impacts associated with the project. However, work associated with the project would occur in a portion of Corte Madera Creek located on the Kentfield campus. To accommodate additional creek flow and reduce the potential for flooding on the Kentfield Campus and in upstream areas, the Corte Madera Creek channel requires expansion. Marin County and the U.S. Army Corps of Engineers are jointly investigating ways to expand the creek's capacity. Although project planning and most of the funding would be provided by Marin County and the U.S. Army Corps of Engineers, the Marin Community College District would be required to approve any work in the creek that would occur on the Kentfield campus. Separate environmental review and compliance would be conducted prior to the start of activities related to this project.

Section 2.5 Project Characteristics, Subsection 2.5.3 Learning Resource Center Project

On page 2-17 the following text has been edited based on the characteristics of the revised LRC project.

Table 2-3outlines the existing and proposed project elements. As shown, the proposed facility would consist of three stories and would be ~~77,000~~ 85,000 square feet in size.

On page 2-17 Table 2-3 has been edited based on the characteristics of the revised LRC project.

Table 2-3 Existing vs. Proposed Project Elements

Site Element	Existing	Proposed
LRC		
Square feet	66,394	~~77,000~~ 85,000
Height (stories)	2 plus partial basement	3
Classrooms	5	13

Source: College of Marin 2018

Chapter 4 Environmental Impact Analysis

Section 4.1 Biological Resources, Subsection 4.1.1 Setting

On page 4.1-17, the following text has been edited to clarify the status of anadromous fish species in the Corte Madera Creek Watershed based on Comment Letter 2 (see Chapter 5, *Responses to Comments*).

> Anadromous fish species historically spawned in the Corte Madera Creek watershed. Due to concrete channelization of sections of the creek bed and installation of other flood control structures, ~~most of these species~~ Coho salmon have been extirpated; other species have seen reduced numbers but remain present in the watershed (A.A. Rich and Associates 2000; Leidy et al. 2005). Efforts ~~efforts~~ to restore fish passage, such as installation of fish ladders, have been implemented and further restoration is planned. Rare sightings of stray Chinook salmon and steelhead during years of high rainfall indicate a low potential still exists for these species to occur in upper Corte Madera Creek.

Section 4.1 Biological Resources, Subsection 4.1.2 Impact Analysis

On page 4.1-24, Mitigation Measure BIO-1 has been edited based on Comment Letter 1 (see Chapter 5, *Responses to Comments*) to stipulate that if the biological screening conducted for each project identifies previously unidentified impacts to special status species, additional CEQA environmental review may be required.

BIO-1 Biological Resource Screening and Assessment

> For all projects developed under the FMP program, the District shall engage a qualified biologist to perform a preliminary biological resource screening to determine whether the project has any potential to impact any special status biological resources with potential to occur in the region ~~as described above~~. If it is determined that the project has no potential to impact biological resources, no further action is required. If the project has the potential to impact special status bats and/or birds protected under the CFGC, one or more of the following Mitigation Measures (BIO-2 through BIO-4) shall be implemented as applicable. If new impacts are identified at the time of the Biological Screening, resulting from changes to existing conditions at the site or changes to project design or project footprint, if required by law, supplemental CEQA environmental review will be conducted. This preliminary biological resource screening will include a data review and habitat assessment prior to Project activities to identify whether any special-status plant or animal species habitat occurs on-site. The data reviewed will include the biological resources setting, Appendix BIO species list, and best available, current data for the area, including a current review of the California Natural Diversity Database. Although not currently anticipated, if new impacts were to be identified at the time of Screening and Assessment, mitigation measures shall be developed by a qualified biologist in accordance with industry standards as part of any newly required environmental review.

On pages 4.1-24 through 4.1-26, Mitigation Measure BIO-3 has been edited to strengthen the requirements for bat surveys and avoidance measures prior to tree removal. These changes are recommended to improve the mitigation measure by setting specific standards and criteria to meet.

BIO-3 Roosting Bats Surveys and Avoidance Measures (Tree Removal)

Prior to any tree removal, a qualified biologist shall conduct a focused tree habitat assessment of all trees that will be removed or impacted by construction activities. The habitat assessment should be conducted enough in advance to ensure tree removal can be scheduled during seasonal periods of bat activity. Trees containing suitable potential bat roost habitat features shall be clearly marked or identified. If day roosts are found to be potentially present, the qualified biologist will prepare a site-specific roosting bat protection plan to be implemented. Based on site-specific conditions, the plan shall ~~should~~ incorporate one or more of the following standards ~~guidance~~ as deemed appropriate by the qualified biologist for the specific site conditions:

~~When possible, removal of t~~ Trees ~~identified as suitable roosting habitat~~ determined to contain an active maternity roost shall only be removed ~~should be conducted~~ during seasonal periods of bat activity as~~, including the~~ follows. ~~ing:~~

a) Between March 1 and April 15, or after evening temperatures rise above 45 degrees Fahrenheit and/or no more than 0.5 inch of rainfall within 24 hours occurs
b) Between September 1 and about October 15, or before evening temperatures fall below 45 degrees Fahrenheit and/or more than 0.5 inch of rainfall within 24 hours occurs

If the habitat assessment ~~it is~~ determines ~~d~~ that a colonial maternity roost is present, then ~~the~~ neither the tree, nor the roost shall ~~not~~ be removed during the breeding season (April 15 to August 31) ~~to the extent practicable~~.

If the habitat assessment is unable to effectively confirm the presence of roosting bats, and there is a potential that ~~tree potentially containing~~ a colonial maternity roost is present in a tree ~~must be~~ designated for removal ~~ed~~ during the breeding season, then at a minimum, the following ~~or other~~ measures ~~recommended by the qualified biologist~~ shall ~~may~~ be implemented (additional recommendations may be made by the qualified biologist as applicable to unforeseen site conditions):

- Acoustic emergence surveys or other similarly appropriate methods as determined by the qualified biologist shall be conducted~~/implemented~~ to further evaluate if the roost is an active maternity roost. The purpose of this measure is to ensure the status of bat roosting activity within trees designated for removal is confirmed prior to tree removal. Pending the results of the survey either a or b shall be implemented:
    a) If it is determined through acoustic or other appropriate surveys that the roost is not an active maternity roost, then the roost may be removed in accordance with the ~~other~~ requirements of this measure
    b) If it is determined ~~found~~ through surveys that an active maternity roost of a colonial roosting species is present, the roost shall not be disturbed during the breeding season

Roost Eviction Procedures. Assessing the potential to evict bats is highly dependent on the species and the specific site conditions. As such, the qualified biologist shall have authority to adjust the methodology for assessing the eviction procedures and may require consultation with CDFW for special status species (as defined by CDFW or the Western Bat Working Group). If it is determined that bats can be evicted (as specified above), and the tree removed, procedures that may include those outlined below shall be implemented. Final procedures shall be

determined by the qualified biologist based on specific species and site conditions, but shall be consistent with Bat Conservation International [BCI] guidelines [http://www.batcon.org/pdfs/binb/ExcludersGuidelines2014.pdf]):

~~Potential colonial hibernation roosts shall only be removed during seasonal periods of bat activity. Potential non-colonial r~~ Roosts ~~that cannot be avoided~~ shall be removed on warm days in late morning to afternoon when any bats present are likely to be warm and able to fly. ~~Appropriate methods shall be used to m~~ Minimizing ~~e the~~ potential harm to bats during tree removal~~. Such methods may include~~ shall involve a ~~using a~~ two-step tree removal process and installation of alternative roost features (bat boxes) nearby to provide alternative roost locations.

a) Install bat boxes in nearby trees that will not be removed to provide an alternative roosting location for evicted bats; and

b) Install bat deterrent devices in the tree(s) with roosts to be evicted. These devices may include visual and/or acoustic devices (e.g. mylar balloons, lighting) as determined to be most appropriate by the qualified biologist and consistent with BCI guidelines (http://www.batcon.org/pdfs/binb/ExcludersGuidelines2014.pdf)

c) Tree removal to be ~~This method is~~ conducted over two consecutive days

- Day 1: ~~and works by creating noise and vibration by~~ cutting non-habitat branches and limbs from habitat trees using chainsaws only (no excavators or other heavy machinery) ~~on day one~~. The noise and vibration disturbance, together with the visible alteration of the tree, is very effective in causing bats that emerge nightly to feed, to not return to the roost that night.
- Day 2: The remainder of the tree is removed on day two only after the biologist has confirmed the bats are no longer present in the roost.
- In order to ensure the optimum warning for any roosting bats that may still be present, first push the tree lightly 2 to 3 times with a pause of 30 seconds in between each nudge to allow bats to become active, then push the tree to the ground slowly. Tree shall remain in place until inspected by the qualified biologist.
- Potential bat roost trees shall not be sawed up or mulched immediately. A period of at least 24 hours, and preferably 48 hours at discretion of qualified biologist and/or CDFW, shall elapse prior to such operations to allow bats to escape.

Section 4.2 Cultural Resources

The cultural resources section has been modified as a result of confidential Assembly Bill (AB) 52 consultation, and therefore, the changes are not shown here.

Section 4.2 Cultural Resources, Subsection 4.2.2 Impact Analysis

On page 4.2-19, Mitigation Measure CUL-8 has been edited to clarify required actions in the event of unanticipated archeological resource discovery during construction.

CUL-8 Unanticipated Discovery of Archaeological Resources

If archaeological resources are encountered during ground-disturbing activities, work ~~in the immediate area~~ within 60 feet of the find ~~should~~ shall be halted and the District shall retain an archaeologist meeting the SOI's Professional Qualification Standards for archaeology (National Park Service 1983) immediately to evaluate the find. If the resource is of Native American origin, the archaeologist, Native American monitor, or District shall contact the FIGR and implement the requirements of the tribal cultural resource plan prepared under measure TCR-3. If necessary, the evaluation ~~may~~ shall require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the discovery proves to be significant under CEQA and cannot be mitigated by CUL-8 as originally implemented, ~~avoided by the project,~~ additional mitigation will be ~~work may be~~ warranted, such as data recovery excavation, to mitigate any significant impacts to historical resources.

Section 4.3 Tribal Cultural Resources

The tribal cultural resources section has been modified as a result of confidential AB 52 consultation, and therefore, the changes are not shown here.

Section 4.3 Tribal Cultural Resources, Subsection 4.3.2 Impact Analysis

On page 4.3-3, Mitigation Measure TCR-2 has been edited to increase the size of the required construction avoidance buffer.

TCR-2 Avoidance of Tribal Cultural Resources

When feasible, projects facilitated by the FMP shall be designed to avoid known tribal cultural resources. Any tribal cultural resource within ~~50~~ 60 feet of planned construction activities shall be fenced off to ensure avoidance.

On page 4.3-4, Mitigation Measure TCR-3 has been edited to specify the size of the required buffer distance within which earth-disturbing would be suspended in the event of tribal cultural resource identification.

TCR-3 Tribal Cultural Resource Plan

Prior to construction of any project facilitated by the FMP, including the LRC project, the District, or its consultant, shall prepare a tribal cultural resources treatment plan to be implemented in the event an unanticipated archaeological resource that may be considered a tribal cultural resource is identified during construction. The plan would include suspension of all earth-disturbing work ~~in the vicinity~~ within 60 feet of the find, avoidance of the resource or, if avoidance of the resource is infeasible, the plan would outline the appropriate treatment of the resource in coordination with the FIGR and, if applicable, a qualified archaeologist. Examples of appropriate treatment for tribal cultural resources include, but are not limited to, protecting the cultural character and integrity of the resource, protecting traditional use of the resource, protecting the confidentiality of the resource, or heritage recovery.

On page 4.3-4, Mitigation Measure TCR-4 has been edited to clarify the authority of the Native American monitor in the event of a tribal cultural resource discovery.

TCR-4 Native American Monitoring

All earth-disturbing work, including archaeological excavation, associated with projects facilitated by the FMP, including the LRC project, shall be observed by a Native American monitor affiliated with the FIGR. The Native American monitor shall have the authority to advise the College and/or onsite construction manager to temporarily halt and/or redirect excavation activity within 60 feet on an unanticipated discovery. In the event of a discovery of tribal cultural resources, the steps identified in the tribal cultural resources plan prepared under measure TCR-3 shall be implemented.

Chapter 5 Other CEQA Required Discussions

Section 5.1 Growth Inducement, Subsection 5.1.1 Economic and Population Growth

On page 5-1, the following text has been edited to correct a typographical error.

The program would involve a combination of repairs and retrofits to existing academic facilities, demolition of certain existing facilities and construction of new facilities at the three ~~campuses~~ sites.

Section 5.2 Irreversible Environmental Effects

On page 5-2, the following text has been edited to correct typographical errors and clarify requirements under the California Green Building Standards Code that would apply to the program and project.

The program and project would also irreversibly increase local demand for non-renewable energy resources such as natural gas. However, increasingly efficient building design would offset this demand to some degree. As discussed in the Initial Study (Appendix IS), the program and project would be subject to the energy conservation requirements of the California Green Building Standards Code. The California Green Building Standards Code ~~requires~~ mandates specific requirements related to recycling, construction materials, and energy efficiency standards that apply to construction of classrooms and other academic buildings. ~~residences., as well as~~ In addition, water-efficient plumbing fixtures and fittings, ~~recycling services~~ high efficiency lighting, and other energy~~-efficient~~ efficiency measures ~~in all new single-family dwellings~~ would be implemented in new construction and retrofit projects to minimize wasteful, inefficient, and unnecessary energy consumption. Consequently, the program and project would not use unusual amounts of energy or construction materials and impacts related to consumption of non-renewable and slowly renewable resources would be less than significant. Again, consumption of these resources would occur with any development in the region, and would not be unique to the program or project.

Chapter 7 References

Section 7.1 EIR Bibliography

On pages 7-3 and 7-4, the following references have been added to the EIR Bibliography.

Leidy, R.A., G.S. Becker, B.N. Harvey. 2005. Historical distribution and current status of steelhead/rainbow trout *(Oncorhynchus mykiss)* in streams of the San Francisco Estuary, California. Center for Ecosystem Management and Restoration, Oakland, CA.

Rich, A.A. 2000. Fishery Resources Conditions of the Corte Madera Creek Watershed, Marin County, California. A.A. Rich and Associates for Friends of Corte Madera Creek Watershed.

2.3 Initial Study In-Text Revisions

Section 1 Aesthetics

On page 5, the following text has been edited to clarify the extent of the LRC project footprint.

> The project would involve demolition of the existing LRC building and its replacement with a slightly larger building on ~~roughly~~ the same footprint.

On page 5, the following text has been edited based on the characteristics of the revised LRC project.

> The proposed structure would be ~~77,000~~ 85,000 square feet and three stories in height.

On page 6, the text of Mitigation Measure AES-1 has been edited to clarify that it would apply to both the FMP program and LRC project.

> *AES-1 Lighting Specifications*
>
> Any exterior lighting installed for the program and project shall be of low intensity and low glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels and shall otherwise meet dark night sky requirements. Exterior lighting fixtures shall be kept to the minimum number and intensity needed to ensure public safety. Upward-directed exterior lighting is prohibited.

Section 2 Air Quality

On page 16, the following text has been edited to correct a typographical error.

> The BAAQMD's operational-related screening levels for junior college land uses are 152,000 square feet of new buildings or an increase in enrollment of ~~2,815~~ 2,865 students or more (BAAQMD 2017c).

On page 20, the following text has been edited to correct typographical errors.

> As described above, the BAAQMD's operational-related air quality screening levels for community college land uses are 152,000 square feet of new buildings or an increase in enrollment of ~~2,815~~ 2,865 students or more (BAAQMD 2017c). According to BAAQMD, if all the screening criteria are met by a proposed project, then the lead agency or applicant does not need to perform a detailed air quality assessment of their project's operational air pollutant emissions. Program implementation would not result in an enrollment increase. Projects designated as capital repairs and improvements, retrofit and other would not involve new construction. However, ~~New Facility Projects~~ new facility projects would involve new construction. Detailed plans are not currently available for all ~~New Facility Projects~~ new facility projects; therefore, compliance with the BAAQMD operational screening criteria cannot be assessed at this time. Therefore, new facility ~~Projects~~ projects could lead to a potentially substantial increase in the emission of criteria pollutants during operation. Implementation of Mitigation Measure AQ-1 would require assessment and reduction of operational emission of air quality pollutants if estimated emissions are above the BAAQMD operational thresholds

shown in Table 3. Therefore, the program would not result in a cumulatively considerable emission of criteria pollutants. Construction-related and operational impacts associated with the program would be less than significant with mitigation incorporated. This impact is not discussed in the Draft EIR.

On page 21, Table 3 has been updated to show construction related emissions of air quality pollutants associated with revised LRC project.

Table 3 LRC Project Construction Emissions

	Emissions (lbs/day)					
Year	**ROG**	**NO_X**	**CO**	**PM_{10} (exhaust)**	**$PM_{2.5}$ (exhaust)**	**SO_X**
2020 Maximum Daily Emissions	~~10.4~~ 11.3	25.4	~~16.5~~ 16.7	1.2	1.1	<0.1
2021 Maximum Daily Emissions	~~10.2~~ 11.0	~~16.5~~ 16.7	~~16.1~~ 16.2	0.8	0.8	<0.1
Maximum Daily Emissions	**~~10.4~~ 11.3**	**25.4**	**~~16.5~~ 16.7**	**1.2**	**1.1**	**<0.1**
BAAQMD Thresholds (average daily emissions)	54	54	N/A	82	54	N/A
Threshold Exceeded?	**No**	**No**	**N/A**	**No**	**No**	**N/A**

See Table ~~2.0~~ 2.1 ~~"Overall Construction unmitigated" emissions~~ Overall Construction (Unmitigated). Winter emissions results are shown for all emissions except SO_2, which has higher summer emissions. CalEEMod worksheets in Final EIR Appendix AQ-REV.
N/A = not applicable; there is no BAAQMD threshold for CO or SO_X.

On page 24, Table 4 has been replaced with an updated version showing operational emissions of air quality pollutants associated with the revised LRC project.

Table 4 LRC Project Operational Emissions

	Estimated Average Daily Emissions (lbs/day)					
Sources	**ROG**	**NO_X**	**CO**	**PM_{10}**	**$PM_{2.5}$**	**SO_X**
Area	~~1.9~~ 2.1	<0.1	<0.1	<0.1	<0.1	<0.1
Energy	<0.1	0.5	0.4	<0.1	<0.1	<0.1
Mobile	0.0	0.0	0.0	0.0	0.0	0.0
Total Emissions	**~~1.9~~ 2.1**	**~~0.5~~ 0.6**	**~~0.4~~ 0.6**	**<0.1**	**<0.1**	**<0.1**
BAAQMD Thresholds	54	54	N/A	82	54	N/A
Threshold Exceeded?	**No**	**No**	**N/A**	**No**	**No**	**N/A**

~~See Appendix AQ for CalEEMod worksheets~~ See Table 2.2, Overall Operational (Unmitigated). Winter emissions results are shown for all emissions except SO_x, which has higher summer emissions. CalEEMod worksheets in Final EIR Appendix AQ-REV.
N/A = not applicable; there is currently no BAAQMD threshold for CO or SO_X

Section 6 Energy

On page 33, the following text was edited to reflect changes in estimated fuel consumption associated with construction of revised LRC project. In addition, updated construction fuel

consumption estimates reflect the correction of a calculation error. Refer to Chapter 3, *Changes to Impact Analysis,* for an explanation of the decrease in overall construction fuel consumption associated with the larger LRC.

> The total consumption of gasoline and diesel fuel during project construction was estimated using the assumptions and factors from CalEEMod (Final EIR Appendix AQ-REV). As shown in Table 6, project construction would consume approximately 31,826 ~~32,540~~ gallons of fuel. Construction equipment would consume an estimated 24,527 ~~25,837~~ gallons of fuel; vendor and hauling trips would consume approximately 3,578 ~~3,381~~ gallons to fuel and worker trips would consume approximately 3,724 ~~3,322~~ gallons of fuel over all constructing phases.

On page 34, Table 6 has been replaced with an updated version showing operational emissions of air quality pollutants associated with the revised LRC project.

Table 6 Estimated Fuel Consumption during Construction

Fuel Type	Gallons of Fuel	MMBtu[4]
Diesel Fuel (Construction Equipment)[1]	~~25,837~~ 24,527	~~3,293~~ 3,126
Diesel Fuel (Hauling and Vendor Trips)[2]	~~3,381~~ 3,578	~~430~~ 456
Other Petroleum Fuel (Worker Trips)[3]	~~3,322~~ 3,724	~~365~~ 409
Total	~~32,540~~ 31,826	~~4,088~~ 3,991

[1] Fuel demand rate for construction equipment is derived from the total hours of operation, the equipment's horse power, the equipment's load factor, and the equipment's fuel usage per horse power per hour of operation, which are all taken from CalEEMod outputs (see Final EIR Appendix AQ-REV), and from compression-ignition engine brake-specific fuel consumptions factors for engines between 0 to 100 horsepower and greater than 100 horsepower (USEPA 2018). Fuel consumed for all construction equipment is assumed to be diesel fuel.

[2] Fuel demand rate for hauling and vendor trips (cut material imports) is derived from hauling and vendor trip number, hauling and vendor trip length, and hauling and vendor vehicle class from "Trips and Vehicle Miles Traveled" Table contained in Section 3.0, *Construction Detail*, of the CalEEMod results (see Final EIR Appendix AQ-REV). The fuel economy for hauling and vendor trip vehicles is derived from the United States Department of Transportation (DOT 2018). Fuel consumed for all hauling trucks is assumed to be diesel fuel.

[3] The fuel economy for worker trip vehicles is derived from DOT National Transportation Statistics (24.2 mpg) (DOT 2018). Fuel consumed for all worker trips is assumed to be gasoline fuel.

[4] CaRFG CA-GREET 2.0 fuel specification of 109,786 Btu/gallon used to identify conversion rate for fuel energy consumption for worker trips specified above (CARB 2015). Low-sulfur Diesel CA-GREET 2.0 fuel specification of 127,464 Btu/gallon used to identify conversion rate for fuel energy consumption for construction equipment specified above. Totals may not add up due to rounding.

On page 35, the following text has been edited to reflect the estimated operational energy consumption of the revised LRC project.

> Project operation would consume approximately ~~554~~ 612 MWh of electricity per year (electricity use provided in Final EIR Appendix AQ-REV). The proposed project's electricity demand would be served by MCE, which provided 4,436,963 MWh of electricity in 2018; therefore, the project would incrementally increase electricity demand in the MCE service and MCE would have sufficient supplies for the proposed project. Estimated natural gas consumption would be approximately 0.02 MMthm per year (natural gas use provided in Final EIR Appendix AQ-REV).

Section 8 Greenhouse Gas Emissions

On page 54, the following text was edited to reflect the estimated GHG emissions associated with construction and operation of the revised LRC project.

Operational Indirect and Stationary Direct Emissions

CalEEMod was used to calculate direct sources of air emissions associated with the proposed project. These include consumer product use and landscape maintenance equipment. Area emissions are estimated at less than 0.1 MT of CO_2e per year. Project operation would consume electricity, primarily for lighting and powering appliances (including computers and other electronic educational equipment). Electricity generation through combustion of fossil fuels emits CO_2, and to a smaller extent, N_2O and CH_4. The project would generate approximately ~~134.2~~ 148.2 MT of CO_2e per year associated with overall energy use. Based on the estimate of GHG emissions from project-generated solid waste as it decomposes, solid waste would generate approximately ~~35.7~~ 39.4 MT of CO_2e per year. Based on the amount of electricity generated to supply and convey water, the proposed project would generate an estimated ~~4.0~~ 4.4 MT of CO_2e per year. Because the project would not increase trips above existing conditions, there would be no new mobile source emissions during project operation. The proposed project would not increase emissions of CO_2e per year from mobile sources.

Construction Emissions

Emissions generated by project construction would be approximately ~~195~~ 198 MT of CO_2e. The BAAQMD does not have a recommended threshold for construction related GHG emissions, and therefore emissions associated with construction would not result in a significant impact.

Combined Stationary and Mobile Source Emissions

Table 7 shows the project's operational and mobile GHG emissions. The annual emissions would total approximately ~~173.9~~ 192.0 MT of CO_2e per year. These emissions would not exceed the 1,100 MT of CO_2e per year threshold for compliance with BAAQMD thresholds. This impact would be less than significant.

On page 55, Table 7 has been replaced with an updated version to show operational GHG emissions associated with the revised LRC project.

Table 7 Operational GHG Emissions

Emissions Source	Annual Emissions (MT of CO_2e/year)
Operational	
Area	<0.1
Energy	~~134.2~~ 148.2
Waste	~~35.7~~ 39.4
Water	~~4.0~~ 4.4
Mobile	
CO_2 and CH_4	0.0
N_2O	0.0
Revised LRC Project Annual GHG Emissions	**~~173.9~~ 192.0**
BAAQMD Threshold	1,100
Exceeds Threshold?	**No**

See Table 2.2 "Overall Operational" emissions. CalEEMod worksheets in Final EIR Appendix AQ-REV.

On page 57, the following text has been edited to correct a typographical error:

> As shown in ~~Table 9~~ Table 7, project impacts would not exceed BAAQMD thresholds for GHG emissions.

Section 9 Hazards and Hazardous Materials

On page 59, the significance checkboxes for threshold b have been edited to correct a typographical error.

9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	■	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐■	☐	■	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	☐	☐	■	☐
d. Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	■	☐
e. For a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for excessive noise for people residing or working in the project area?	☐	☐	☐	■
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	■

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires, including where wildlands?	☐	☐	■	☐

On pages 65 and 66, the following analysis corresponding to Hazards and Hazardous Materials checklist questions e, f and g was inadvertently omitted.

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

Facilities Master Plan Program and Learning Resource Center Project Analysis

None of the College of Marin sites are within two miles of an airport and are not included in an airport land use plan area. Therefore, the proposed project would have no impact related to safety hazards or excessive noise from a nearby airport.

NO IMPACT

f. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Facilities Master Plan Program and Learning Resource Center Project Analysis

The program and project would not involve the development of structures that could potentially impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project would not result in closure, rerouting or substantial alteration of streets or property access points during or after construction. There would be no impact.

NO IMPACT

g. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

Kentfield Campus

The Kentfield Campus is located in an urbanized and unincorporated portion of Marin County. Undeveloped wildland areas are not in the immediate vicinity, and CAL FIRE has not mapped the campus as being in a very high fire hazard severity zone (VHFHSZ) (CAL FIRE 2008). The nearest VHFHSZ is approximately one mile to the west.

Indian Valley Campus

The Indian Valley Campus is in an urbanized portion of Novato. Although undeveloped wildlands are in the immediate vicinity of campus, CAL FIRE has not mapped the campus itself as being in a VHFHSZ, and it is in an LRA (CAL FIRE 2008). The nearest VHFHSZ is located immediately adjacent to the southeastern border of campus, approximately 500 feet from the easternmost structures.

Bolinas Site

The Bolinas Site is in an urbanized, unincorporated portion of Marin County. Undeveloped wildlands are not in the immediate vicinity. CAL FIRE has mapped the site in a Moderate Fire Hazard Severity Zone and the site is in a State Responsibility Area (CAL FIRE 2008). The nearest VHFHSZ is approximately 0.2 mile southwest of the Bolinas Site.

Facilities Master Plan Program and Learning Resource Center Project Analysis

The development associated with program and project would be limited to disturbed areas of each site and would not involve construction in previously undeveloped areas. Emergency access for public service providers would be maintained at all sites. The project would be developed in accordance with applicable standards that pertain to roadway widths, turnarounds and fire hydrants to ensure adequate fire protection water delivery systems are available. Therefore, the program and project would not expose people or structures to significant risk of loss, injury, or death involving wildland fires, and impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

Section 10 Hydrology and Water Quality

On page 66, the following checklist question was inadvertently omitted.

a. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

On page 67, the following text has been edited to correct a typographical error.

Therefore, project activities could result in potentially significant impacts to water quality, and implementation of Mitigation Measure ~~HWQ~~ HYDRO-1 would be required to reduce impacts to a less than significant level.

On page 78, the following text has been edited to correct a typographical error.

Therefore, the proposed project would result in potentially significant impacts to water quality, and implementation of Mitigation Measure ~~HWQ~~ HYDRO-1, described above would be required to reduce impacts to a less than significant level.

On page 69, the following checklist question was inadvertently omitted.

e. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would create or contribute runoff water which would exceed the capacity of

existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Section 17 Transportation

On pages 106-107, the following edit has been made to Mitigation Measure TRA-1 to clarify the responsibility of the County of Marin and City of Novato with regard to Construction Traffic Management Plans.

TRA-1 Construction Traffic Management Plan

Prior to the start of work for all Retrofit and New Construction projects, the construction contractor shall prepare a Construction Traffic Management Plan to minimize traffic flow interference from construction activities. The Construction Traffic Management Plan shall be submitted to the County of Marin or City of Novato for review ~~and approval~~ and shall include measures to accomplish the following:

- **For projects at the Kentfield Campus:** To minimize traffic disruptions during student drop-off and pick-up times at Kent Middle School and Grant Grover School, construction related vehicle trips of any kind and lane closures shall not occur between the hours of 7:15 a.m. – 8:30 a.m. and 3:00 p.m. – 4:00 p.m.
- **For projects at the Indian Valley Campus:** To minimize traffic disruptions during student drop-off and pick-up times at San Jose Middle School, no construction related vehicle trips of any kind and lane closures shall not occur between the hours of 7:50 a.m. – 8:50 a.m. and 2:10 p.m. – 3:10 p.m.
- **For the Bolinas Marine Biology Lab project:** Access to Wharf Road shall be maintained to the maximum extent feasible during construction. A mailer indicating the construction scheduling and anticipated lane closures shall be sent to all businesses and residences along Wharf Road at least 14 days prior to the beginning of construction.
- In addition to the hours noted above, construction-related traffic traveling to and from project sites shall be minimized during the peak commute hours to the maximum extent feasible (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.).
- Construction related lane closures on major roadways that lead to and from each site shall be minimized during peak commute hours to the maximum extent feasible (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.). These include College Avenue and Sir Francis Drake Boulevard in the vicinity of the Kentfield Campus, Ignacio Boulevard in the vicinity of the Indian Valley Campus and Wharf Road in the vicinity of the Bolinas Site.
- If lane closures are needed, appropriate measures shall be taken to designate detour routes as necessary, which include but are not limited to the use of signage, barricades and flaggers to direct traffic flow.
- Deliveries and pick-ups of construction materials shall be limited to non-peak commute hours, to the maximum extent feasible.
- Haul trucks, deliveries and pick-ups shall be appropriately coordinated to reduce the potential for trucks waiting to load or unload for protracted periods of time to the maximum extent feasible.
- Construction equipment traffic shall be controlled with flaggers.

- Specific transport routes for heavy trucks and haul trucks to be used over the construction duration shall be designated to avoid incompatible roadways and minimize traffic disruption.
- Existing access for residences, schools, businesses and other land uses in the vicinity of each project site shall be maintained to the maximum extent feasible at all times.
- Construction activities shall not interfere with sidewalks and pathways for pedestrian and bicycle use whenever feasible. If closure of sidewalks or pathways is unavoidable, alternative routes and detours shall be designated using appropriate signage, barricades or other appropriate means.
- Construction contractors shall consult with emergency service providers that operate in the vicinity of all project sites to gather input on appropriate traffic control measures that would minimize disruptions to emergency service and evacuation.

On pages 107-108, the following text and Mitigation Measure TRA-2 have been edited to accurately characterize potential impacts, clarify that that relevant impact would be to VMT and add flexibility to implementation of the mitigation.

Using these assumptions, the project would result in a maximum of 86 trips per day ~~or a maximum of 218 trips per week~~, which would result in potentially significant traffic impacts on VMT ~~Wharf Road and other roadways in the vicinity~~. Therefore, Mitigation Measure TRA-2 would be required to reduce the number of vehicle trips to ~~a maximum of~~ between 14 trips and 72 per day ~~or a maximum of 32 trips per week~~.

TRA-2 Transportation Demand Management Program

Prior to operation of the Bolinas Marine Field Station, the ~~College of Marin~~ District shall develop and implement and Transportation Demand Management (TDM) plan with provisions to achieve ~~an 85~~ a 15 percent reduction (maximum of ~~14~~ 72 trips per day) in overall vehicle trips to and from the site. The TDM plan ~~will initially~~ could include, but would not be limited to, the implementation of a student shuttle service, vans and/or carpooling. The College shall implement the TDM Plan ~~shuttle service~~ to ~~bring all students attending classes in Bolinas from the Kentfield and Indian Valley campuses to the Bolinas Site using vans or shuttle busses, thereby reducing~~ reduce student trips to the site using single occupancy vehicles. The TDM program shall be ~~continually~~ monitored each semester and, if trip reduction goals are not met, shall be adjusted to replace any elements found to be ineffective.

Section 19 Utilities and Service Systems

On page 116, the significance checkboxes for thresholds a, b, c, d and e have been edited to correct typographical errors.

19 Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	■	■
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	■	■
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	■	☐
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	■	■
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	■	■

2.4 EIR Appendices

The following appendices have been updated subsequent to publication of the Draft EIR.

Appendix AQ-REV

Inputs to the CalEEMod model have been updated to reflect the characteristics of the revised LRC project. Project square footage was increased from 77,000 square feet to 85,000 square feet, resulting in incrementally greater estimates of air quality pollutant and GHG emissions, energy

usage, water consumption and waste generation. The updated version of Appendix AQ, referred to as Appendix AQ-REV, is attached to this Final EIR.

Appendix BIO-REV

To more accurately reflect the special status species with potential to occur at each site, the following amphibian species were added to the Special Status Species List in Appendix BIO, shown below. The updated appendix, referred to as Appendix BIO-REV, is attached to this Final EIR.

Appendix IS-REV

As shown above, in-text changes to the Initial Study have occurred to the characteristics of the revised LRC project and correct typographical errors. The updated version of Appendix IS, referred to as Appendix IS-REV, is attached to the Final EIR.

College of Marin Facilities Master Plan Special Status Species List

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur				Habitat Suitability/Observations
			LRC	Kentfield	Indian Valley	Bolinas Marine Lab	
Amphibians							
Ambystoma californiense California tiger salamander	FT/FT G2G3/S2S3 WL	Central Valley DPS federally listed as threatened. Santa Barbara and Sonoma counties. DPS federally listed as endangered. Need underground refuges, especially ground squirrel burrows, and vernal pools or other seasonal water sources for breeding.	Not Expected	Not Expected	Not Expected	Not Expected	Species range does not overlap with project area; no known CNDDB occurrences within 5 miles.
Dicamptodon ensatus California giant salamander	None/None G3/S2S3 SSC	Known from wet coastal forests near streams and seeps from Mendocino County south to Monterey County, and east to Napa County. Aquatic larvae found in cold, clear streams, occasionally in lakes and ponds. Adults known from wet forests under rocks and logs near streams and lakes.	Not Expected	Not Expected	Not Expected	Not Expected	Historic occurrences in watersheds. Recent occurrence in watershed that feeds Bolinas Lagoon, but no suitable habitat within project sites.
Rana boylii foothill yellow-legged frog	None/SC G3/S3 SSC	Partly-shaded, shallow streams and riffles with a rocky substrate in a variety of habitats. Needs at least some cobble-sized substrate for egg-laying. Needs at least 15 weeks to attain metamorphosis.	Not Expected	Not Expected	Not Expected	Not Expected	Suitable habitat absent at Bolinas campus, no CNDDB occurrences in watersheds for IVC or Kentfield.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur				Habitat Suitability/Observations
			LRC	Kentfield	Indian Valley	Bolinas Marine Lab	
Rana draytonii California red-legged frog	FT/None G2G3/S2S3 SSC	Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation. Requires 11-20 weeks of permanent water for larval development. Must have access to estivation habitat.	Not Expected	Not Expected	Not Expected	Not Expected	No suitable habitat within the project area. Freshwater streams present on the IVC are ephemeral and lack suitable riparian vegetation.
Taricha rivularis red-bellied newt	None/None G4/S2 SSC	Coastal drainages from Humboldt County south to Sonoma County, inland to Lake County. Isolated population of uncertain origin in Santa Clara County. Lives in terrestrial habitats, juveniles generally underground, adults active at surface in moist environments. Will migrate over 1 km to breed, typically in streams with moderate flow and clean, rocky substrate.	Not Expected	Not Expected	Not Expected	Not Expected	Project site is outside the range of this species, no CNDDB occurrences in watersheds.

Regional Vicinity refers to within a 9-quad search radius of site.

FT = Federally Threatened SE = State Endangered

FC = Federal Candidate Species SC = State Candidate Species

FE = Federally Endangered ST = State Threatened

FS=Federally Sensitive SS=State Sensitive

G-Rank/S-Rank = Global Rank and State Rank as per NatureServe and CDFW's CNDDB RareFind3

SSC = CDFW Species of Special Concern

FP = Fully Protected

WL = Watch List

IVC=Indian Valley Campus LRC=Learning Resources Center

3 Changes to Impact Analysis

The Draft Environmental Impact Report (EIR) for the College of Marin Facilities Master Plan (FMP) and Learning Resources Center (LRC) was published in April 2020. The Draft EIR was circulated for public review from April 3, 2020 to May 18, 2020. Since publication of the Draft EIR, the College of Marin has determined that the proposed LRC project on the Kentfield Campus would measure 85,000 square feet rather than 77,000 square feet. The building would occupy the same existing building footprint, as presented in the Draft EIR. In Chapter 1, *Introduction,* Figure 1 shows the LRC project site and existing structure.

3.1 Revisions to the EIR Analysis

As a result of the proposed change to the LRC project, the College of Marin has prepared these revisions to the EIR analysis to clarify and correct information in the Draft EIR for publication in the Final EIR. The revised LRC project would have no measurable addition to the impacts to the following resource areas:

- Agriculture and Forestry Resources
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Tribal Cultural Resources
- Wildfire

The additional 8,000 square feet of space to the LRC structure would not affect these resource areas because the development would not extent beyond the footprint of the existing LRC and therefore would not impact undeveloped land. From an operational standpoint, the additional square footage would not accommodate an increase in enrollment capacity at the College of Marin Kentfield Campus. Therefore, analysis for these topical areas driven by increased enrollment populations would not change under the revised LRC project. Impacts to these topical areas were assessed in the Draft EIR and Initial Study and were determined to be less than significant or less than significant with mitigation incorporated.

There are nominal affects to other CEQA topical areas, and these are analyzed as follows.

Aesthetics

The revised LRC project would measure 85,000 square feet in size as opposed to the 77,000 square foot structure under the originally envisioned project. Whereas the building size would increase, the LRC would remain within the same overall building footprint. No change in the height of the building would occur. Therefore, like the original project, views of Mount Tamalpais would not be substantially obstructed under the revised project. The Draft EIR concludes that existing vegetation along College Avenue and Corte Madera Creek currently obstruct views of Mount Tamalpais, and this view obstruction would remain the same with the slightly larger LRC. Therefore, the larger LRC structure would not result in new impacts to scenic vistas and impacts to Aesthetics would remain unchanged and less than significant.

Air Quality

Similar to the original LRC project, the slightly larger LRC project would result in the emission of air pollutants during construction and operation. The increase in project square footage would result in a number of changes to project construction and operation that would generate additional air pollutants than originally analyzed, such as additional vehicle trips to and from the site during construction and greater electricity and natural gas consumption during operation.

To assess potential increases in the emission of air pollutants associated with the revised LRC project, CalEEMod inputs were updated to reflect the increase in project square footage. Table 1 shows the estimated daily emission of air pollutants during construction of the revised LRC project. Table 2 presents a comparison of construction related emissions associated with the original and revised projects. As shown, although the revised LRC project would produce incrementally greater emissions in comparison to the original LRC project, the construction emissions associated with the revised LRC project would not exceed Bay Area Air Quality Management District (BAAQMD) thresholds.

Table 1 Revised LRC Project Construction Emissions

	Emissions (lbs/day)					
Year	ROG	NO_X	CO	PM_{10} (exhaust)	$PM_{2.5}$ (exhaust)	SO_X
2020 Maximum Daily Emissions	11.3	25.4	16.7	1.2	1.1	<0.1
2021 Maximum Daily Emissions	11.0	16.7	16.2	0.8	0.8	<0.1
Revised LRC Project Maximum Daily Construction Emissions	**11.3**	**25.4**	**16.7**	**1.2**	**1.1**	**<0.1**
BAAQMD Thresholds (average daily emissions)	54	54	N/A	82	54	N/A
Threshold Exceeded?	**No**	**No**	**N/A**	**No**	**No**	**N/A**

See Table 2.1, Overall Construction (Unmitigated). Winter emissions results are shown for all emissions except SO_x, which has higher summer emissions. CalEEMod worksheets in Appendix AQ-REV.

N/A = not applicable; there is no BAAQMD threshold for CO or SO_x.

Table 2 Comparison of Original LRC and Revised LRC Project Construction Emissions

	Emissions (lbs/day)					
	ROG	NO_X	CO	PM_{10} (exhaust)	$PM_{2.5}$ (exhaust)	SO_X
Original LRC Project Maximum Daily Construction Emissions	10.4	25.4	16.5	1.2	1.1	<0.1
Revised LRC Project Maximum Daily Construction Emissions	11.3	25.4	16.7	1.2	1.1	<0.1
Maximum Daily Emissions Change	**+0.9**	**None**	**+0.2**	**None**	**None**	**None**

See Table 2.1, Overall Construction (Unmitigated). Winter emissions results are shown for all emissions except SO_x, which has higher summer emissions. CalEEMod worksheets for the original LRC project are in Appendix AQ of the Draft EIR and worksheets for the revised project are in Appendix AQ-REV.

During operation, the project would produce air pollutants due to electricity and natural gas use (energy sources) and landscape maintenance equipment, consumer products, and architectural coating associated with on-site development (area sources). Similar to the original LRC project, the revised LRC project would not increase trips from existing conditions and no new mobile source emissions would be associated with project operation. Table 3 shows the estimated daily emission of air pollutants during operation. Table 4 presents a comparison of operational emissions associated with the original and revised LRC projects. As shown, although the revised LRC project would produce incrementally greater operational emissions in comparison to the original LRC project, the construction emissions associated with the revised LRC project would not exceed BAAQMD thresholds.

Table 3 Revised LRC Project Operational Emissions

	Estimated Average Daily Emissions (lbs/day)					
Sources	**ROG**	**NO_X**	**CO**	**PM_{10}**	**$PM_{2.5}$**	**SO_X**
Area	2.1	<0.1	<0.1	<0.1	<0.1	<0.1
Energy	<0.1	0.5	0.4	<0.1	<0.1	<0.1
Mobile	0.0	0.0	0.0	0.0	0.0	0.0
Revised LRC Project Total Emissions	**2.1**	**0.6**	**0.5**	**<0.1**	**<0.1**	**<0.1**
BAAQMD Thresholds	54	54	N/A	82	54	N/A
Threshold Exceeded?	**No**	**No**	**N/A**	**No**	**No**	**N/A**

See Table 2.2, Overall Operational (Unmitigated). Winter emissions results are shown for all emissions except SO_x, which has higher summer emissions. CalEEMod worksheets in Appendix AQ-REV.

N/A = not applicable; there is no BAAQMD threshold for CO or SO_X.

Table 4 Comparison of Original LRC and Revised LRC Project Operational Emissions

Sources	Estimated Average Daily Emissions (lbs/day)					
	ROG	NO_X	CO	PM_{10}	$PM_{2.5}$	SO_X
Original Project Total Emissions	1.9	0.5	0.4	<0.1	<0.1	<0.1
Revised LRC Project Total Emissions	2.1	0.6	0.5	<0.1	<0.1	<0.1
Total Emissions Change	**+0.2**	**+0.1**	**+0.1**	**0.0**	**0.0**	**0.0**

See Table 2.2, Overall Operational (Unmitigated). Winter emissions results are shown for all emissions except SO_x, which has higher summer emissions. CalEEMod worksheets for the original LRC project are in Appendix AQ of the Draft EIR and worksheets for the revised project are in Appendix AQ-REV.

As a result, and similar to the original LRC project, the revised LRC project would not generate emissions exceeding an applicable threshold or contribute substantially to an existing or projected air quality violation. Furthermore, the revised LRC project would not result in an increase in population, employment, or vehicle trips and as such, would not conflict with or obstruct implementation of the Bay Area 2017 Clean Air Plan. The revised LRC project would not expose sensitive receptors to substantial pollutant concentrations or result in other emissions, such as odors, that would adversely affect a substantial number of people, as its operation would be limited to academic and educational purposes.

As a result, no new or substantially greater impacts related to air quality would result from the revised LRC project. Impacts would remain less than significant.

Energy

Similar to the original LRC project, the revised LRC would result in the consumption of energy during construction and operation. The increase in project square footage would result in changes to project construction and operation that would result in additional energy use, sourcing from additional vehicle trips accessing the site during construction and greater electricity and natural gas consumption during operation to light, cool and heat the larger structure.

The total consumption of gasoline and diesel fuel during construction of the revised LRC project was estimated using the assumptions and results from the updated CalEEMod model. (Appendix AQ-REV). As shown in Table 5, project construction would consume approximately 31,826 gallons of fuel. Construction equipment would consume an estimated 24,527 gallons of fuel[2]; vendor and hauling trips would consume approximately 3,578 gallons to fuel and worker trips would consume approximately 3,724 gallons of fuel over all construction phases. Table 6 presents a comparison of construction related fuel consumption associated with the original and revised LRC projects.

[2] In comparison to the estimate of fuel use by construction equipment for the original LRC project (25,837 gallons of diesel), the revised LRC project estimate is slightly lower (24,527 gallons of diesel). This is due to a calculation error in the Energy analysis contained in the Initial Study in which the construction equipment list used to calculate energy use did not match the CalEEMod defaults for construction equipment. This resulted in an overestimate of construction equipment fuel use. The error was corrected during preparation of the Final EIR, resulting in a lower estimate of construction equipment fuel use for the revised LRC project. Correction of this error also results in a lower estimate of total construction fuel consumption as shown in Table 6.

Table 5 Revised LRC Project Estimated Construction Fuel Consumption

Fuel Type	Gallons of Fuel	MMBtu[4]
Diesel Fuel (Construction Equipment)[1]	24,527	3,126
Diesel Fuel (Hauling and Vendor Trips)[2]	3,578	456
Other Petroleum Fuel (Worker Trips)[3]	3,724	409
Total	**31,826**	**3,991**

[1] Fuel demand rate for construction equipment is derived from the total hours of operation, the equipment's horse power, the equipment's load factor, and the equipment's fuel usage per horse power per hour of operation, which are all taken from CalEEMod outputs (see Appendix AQ-REV), and from compression-ignition engine brake-specific fuel consumptions factors for engines between 0 to 100 horsepower and greater than 100 horsepower (USEPA 2018). Fuel consumed for all construction equipment is assumed to be diesel fuel.

[2] Fuel demand rate for hauling and vendor trips (cut material imports) is derived from hauling and vendor trip number, hauling and vendor trip length, and hauling and vendor vehicle class from "Trips and Vehicle Miles Traveled" Table contained in Section 3.0, *Construction Detail*, of the CalEEMod results (see Appendix AQ-REV). The fuel economy for hauling and vendor trip vehicles is derived from the United States Department of Transportation (DOT 2018). Fuel consumed for all hauling trucks is assumed to be diesel fuel.

[3] The fuel economy for worker trip vehicles is derived from DOT National Transportation Statistics (24.2 mpg) (DOT 2018). Fuel consumed for all worker trips is assumed to be gasoline fuel.

[4] CaRFG CA-GREET 2.0 fuel specification of 109,786 Btu/gallon used to identify conversion rate for fuel energy consumption for worker trips specified above (CARB 2015). Low-sulfur Diesel CA-GREET 2.0 fuel specification of 127,464 Btu/gallon used to identify conversion rate for fuel energy consumption for construction equipment specified above. Totals may not add up due to rounding.

Table 6 Comparison of Original and Revised LRC Project Construction Fuel Consumption

Fuel Type	Original Project	Revised Project	Change
Diesel Fuel (Construction Equipment)[2]	25,837	24,527	-1,310[1]
Diesel Fuel (Hauling and Vendor Trips)[3]	3,381	3,578	+197
Other Petroleum Fuel (Worker Trips)[4]	3,322	3,724	+402
Total	**32,540**	**31,826**	**-714[1]**

[1] Refer to footnote 1, above, for an explanation of the decrease in construction fuel consumption associated with the revised LRC project.

[2] Fuel demand rate for construction equipment is derived from the total hours of operation, the equipment's horse power, the equipment's load factor, and the equipment's fuel usage per horse power per hour of operation, which are all taken from CalEEMod outputs (see Draft EIR Appendix AQ and Appendix AQ-REV), and from compression-ignition engine brake-specific fuel consumptions factors for engines between 0 to 100 horsepower and greater than 100 horsepower (USEPA 2018). Fuel consumed for all construction equipment is assumed to be diesel fuel.

[3] Fuel demand rate for hauling and vendor trips (cut material imports) is derived from hauling and vendor trip number, hauling and vendor trip length, and hauling and vendor vehicle class from "Trips and Vehicle Miles Traveled" Table contained in Section 3.0, *Construction Detail*, of the CalEEMod results (see Draft EIR Appendix AQ and Appendix AQ-REV). The fuel economy for hauling and vendor trip vehicles is derived from the United States Department of Transportation (DOT 2018). Fuel consumed for all hauling trucks is assumed to be diesel fuel.

[4] The fuel economy for worker trip vehicles is derived from DOT National Transportation Statistics (24.2 mpg) (DOT 2018). Fuel consumed for all worker trips is assumed to be gasoline fuel.

The energy estimates are a conservative estimate as the equipment used in each phase of construction was assumed to be operating every day of construction. Construction equipment would be maintained to all applicable standards as required, and construction activity and associated fuel consumption and energy use would be temporary and typical for construction sites. It is also reasonable to assume contractors would avoid wasteful, inefficient, and unnecessary fuel consumption to reduce construction costs. Therefore, the revised LRC would not result in inefficient,

wasteful, or unnecessary use of energy during construction. Construction energy consumption would remain less than significant.

The revised LRC would require energy use in the form of electricity and natural gas during operation. The revised LRC would not result in an increase of vehicle trips compared to existing conditions and there would be no increase in operational fuel use. In comparison to the original LRC, energy use associated with the revised LRC would be incrementally greater. Based on the revised LRC project's CalEEMod results, project operation would consume approximately 612 MWh of electricity per year, an additional 58 MWh per year in comparison to the original LRC project (Appendix AQ-REV). The revised LRC project's electricity demand would be served by MCE, which provided 4,436,963 MWh of electricity in 2018; therefore, the project would incrementally increase electricity demand in the MCE service and MCE (formerly known as Marin Community Energy) would have sufficient supplies for the revised LRC project and impacts to this energy resource would remain less than significant. Estimated natural gas consumption resulting from the revised LRC project would be approximately 0.02 million therms (MMthm) per year, a similar amount to the original LRC project (natural gas use provided in Appendix AQ-REV). The revised LRC project's natural gas would be provided by PG&E, which supplied approximately 4,794 MMthm in 2018. Therefore, the project would result in an incremental increase in natural gas consumption in the PG&E service area. PG&E would have sufficient supplies for the revised LRC project, and impacts to this energy resource would remain less than significant.

Similar to the original LRC project, the revised LRC project would be required to comply with all standards set forth in CBC Title 24, including California's Green Building Standards Code (CALGreen; California Code of Regulations, Title 24, Part 11), which would enhance the project's operational energy efficiency. Furthermore, the revised LRC would be consistent the District's *Sustainability Design Standard* and existing solar photovoltaic panels at the Kentfield and Indian Valley Campuses would continue to generate renewable electricity, offsetting energy use by the College of Marin. Although energy usage associated with the revised LRC would incrementally increase in comparison to the original LRC project, energy use would not be wasteful, inefficient, or unnecessary and the revised LRC would not conflict with or obstruct any plans related to renewable energy or energy efficiency.

As a result of the foregoing analysis, no new or substantially greater impacts related to energy would result from the revised LRC project. Impacts would remain less than significant.

Greenhouse Gas Emissions

Similar to the original LRC, the revised LRC would result in the emission of greenhouse gas emissions (GHGs) during construction and operation. The increase in project square footage would result in changes to project construction and operation that would ultimately generate additional GHG emissions, from additional vehicle trips to and from the site during construction and greater energy consumption during operation.

To assess potential increases in the emission of GHGs associated with the revised LRC, CalEEMod inputs were updated to reflect the increase in square footage. Emissions generated by revised LRC construction would increase by approximately 3 MT in comparison to the original LRC project, totaling approximately 198 MT of CO_2e. The BAAQMD has not adopted a recommended threshold for construction related GHG emissions. It is therefore assumed that this nominally increase in emissions associated with construction of the revised LRC would not result in a significant impact.

Operationally, the revised LRC would produce GHGs from consumption of electricity, natural gas and water, generation of solid waste and from landscape maintenance equipment. Similar to the original LRC project, the revised LRC would not result in an increase in trips compared to existing conditions and no new mobile source GHG emissions would be associated with project operation. Table 7 shows the estimated annual emission of GHGs during operation. Table 8 presents a comparison of original and revised LRC project operational GHG emissions. As shown, although revised LRC project would produce greater operational emissions in comparison to the original LRC project, these would be nominal and would not exceed BAAQMD thresholds.

Table 7 Revised LRC Project Operational GHG Emissions

Emissions Source	Annual Emissions (MT of CO_2e/year)
Operational	
Area	<0.1
Energy	148.2
Waste	39.4
Water	4.4
Mobile	
CO_2 and CH_4	0.0
N_2O	0.0
Revised LRC Project Annual GHG Emissions	**192.0**
BAAQMD Threshold	1,100
Exceeds Threshold?	**No**

See Table 2.2 "Overall Operational" emissions. CalEEMod worksheets in Appendix AQ-REV.

Table 8 Comparison of Original LRC and Revised LRC Project Operational GHG Emissions

Emissions Source	Annual Emissions (MT of CO_2e/year)
Original LRC Project Annual GHG Emissions	173.9
Revised LRC Project Annual GHG Emissions	192.0
Annual GHG Emissions Change	**+18.1**

See Table 2.2 "Overall Operational" emissions. CalEEMod worksheets in Draft EIR Appendix AQ and Appendix AQ-REV.

As a result, and similar to the original LRC project, the revised LRC project would not generate GHG emissions that would have a significant impact on the environment. Furthermore, the revised LRC project would not result in an increase in population, employment, or vehicle trips. As such, it would not conflict with applicable plans that pertain to GHG emissions, including the Metropolitan Transportation Commission Plan Bay Area 2040 or the District's *Sustainability Design Standard*.

As a result of the foregoing analysis, no new or substantially greater impacts related to GHG emissions would result from the revised LRC project. Impacts would remain less than significant.

Noise

Maximum daily noise levels associated with construction of the revised LRC project would be similar to those of the original LRC project. As the revised LRC project would not be substantially larger than the original LRC project or require construction beyond the footprint of the existing LRC, the overall duration of construction and construction equipment required would be comparable to that of the original LRC project[3]. Therefore, noise and vibration levels at the nearest sensitive receptor (Academic Center) associated with revised LRC project construction would be similar to that of the original LRC project.

Temporary construction activities would occur during daytime hours and the revised LRC project would not expose receivers to construction noise during noise sensitive hours (such as evening and early morning hours, when people normally sleep). Furthermore, construction noise would be intermittent and limited to the 12-month construction period, much of which would occur during summer and winter breaks when classrooms are not in use. Given that construction noise associated with the project would be temporary and intermittent and would not conflict with adopted noise policies or standards, increases in ambient noise due to construction of the revised LRC project would remain less than significant.

During operation, the noise associated with the revised LRC project would be generated by mechanical heating, ventilation, and air conditioning equipment, as well as noise associated with vehicle parking, such as engines cranking, car alarms, opening and closing of car doors, and people's voices. Similar to the original LRC project, the revised LRC project would replace the existing LRC and continue to cause these noises. The project would not generate additional daily trips above existing conditions. Therefore, the revised LRC would not increase noise for receptors at the Academic Center building or off at Anne E. Kent Middle school and nearby residences on Kent Avenue. As such, operation of the revised LRC project would not introduce new noise sources to the vicinity. Impacts would remain less than significant.

Transportation

Similar to the original LRC project, the revised LRC would generate trips during construction due to worker trips as well as hauling and vendor trips to bring construction materials to and from the site. In comparison to the original LRC project, construction related vehicle would likely increase incrementally as construction of a larger building would require additional construction workers and deliveries of additional materials. However, this increase would not be substantial. Furthermore, Mitigation Measures TRA-1 and TRA-3 described in Section 17 of the IS, *Transportation*, would apply to the revised LRC project. Mitigation Measure TRA-1 would require a construction traffic management plan to minimize traffic disruptions in the vicinity of the Kentfield Campus, including traffic related disruptions during student drop-off and pick-up times at Kent Middle School and Grant Grover School. Mitigation Measure TRA-3 requires demolition of the existing LRC to occur while Kent Middle School and Grant Grover School are not in session (i.e. during the summer) to the extent feasible.

Revised LRC project operation would not increase enrollment capacity at College of Marin and would not generate new vehicle trips to and from the Kentfield Campus. Similar to the original LRC project, the revised LRC would not require modifications to existing streets or intersections and

[3] Specific details about construction scheduling and equipment were not known at the time this analysis was conducted. Estimates of construction duration and required construction equipment are derived based on CalEEMod defaults, which are based on project type and size. The increase in size associated with the revised project was not large enough to change the construction duration and equipment defaults for the revised project.

therefore not affect emergency access. Therefore, impacts related to transportation associated with the revised LRC project would not substantively change and would remain less than significant with mitigation incorporated.

Utilities and Service Systems

Like the original LRC project, the revised LRC would replace an existing building which would require utility service. The replacement structure would be served by existing water, wastewater, electricity, natural gas and telecommunication infrastructure present in the vicinity of the existing LRC. All modifications to utility infrastructure required to accommodate the revised LRC project, such as replacement or repair of underground water and gas piping at the project site, would take place during construction. Such work would not require ground disturbance beyond the footprint of the existing LRC. The revised LRC project would be designed to minimize potable water consumption to the extent feasible. The addition of 8,000 square feet would not substantially increase water usage in comparison to the original LRC project. Furthermore, the revised LRC project would replace the existing LRC, which lacks modernized design features and equipment to minimize water consumption.

The revised LRC would add square footage with no changes to the existing footprint of the LRC structure. Therefore, the revised LRC project would not introduce a substantial amount of new impervious surfaces that would contribute to an increase of stormwater runoff. During construction of the revised LRC, additional waste could be generated. However, project construction would be required to comply with CALGreen standards of a 65 percent diversion of waste. Waste generated by the additional square footage would be minimal and therefore, would have a less than significant impact during construction. Increase in operational solid waste generation associated with the revised LRC project would be minimal and the revised LRC project would comply with the College of Marin's Sustainability Design Standard requirement of 75 percent of waste diversion. The revised LRC project would therefore not result in a different impact level than would the original LRC project, and it would have a less than significant impact.

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4 Recirculation Not Warranted

As presented in Chapter 3, *Changes to Impact Analysis*, the 8,000 square foot increase in size to the LRC project from that presented as the original LRC project would not result in new significant impacts or a substantial increase in the severity of previously identified significant impacts. Revisions to Mitigation Measures AES-1, BIO-1, BIO-3, CUL-8, TCR-2, TCR-3, TCR-4, TRA-1 and TRA-2 are incorporated to clarify these measures, in some instances, based on comments received, and would not substantially change them such that additional public review would be necessary. The Errata (Chapter 2) identifies textual modifications to the Final EIR. The revised text serves to amplify, correct, supplement or clarify, information in the public review Draft EIR. It does not substantively affect the level of impact nor the conclusions presented. Therefore, recirculation of the Draft EIR is not warranted.

CEQA requires recirculation of a Draft EIR only when "significant new information" is added to a Draft EIR after public notice of the availability of the Draft EIR has occurred but before the EIR is certified. (Public Resources Code Section 21092.1; CEQA Guidelines Section 15088.5). Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR. (CEQA Guidelines Section 15088.5(b)).

The relevant portions of CEQA Guidelines Section 15088.5 (items a, b and e) read as follows:

(a) A lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before certification. As used in this section, the term "information" can include changes in the project or environmental setting as well as additional data or other information. New information added to an EIR is not "significant" unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement. "Significant new information" requiring recirculation include, for example, a disclosure showing that:

1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.

2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.

3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the environmental impacts of the project, but the project's proponents decline to adopt it.

4) The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

(b) Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR.

(e) A decision not to recirculate an EIR must be supported by substantial evidence in the administrative record.

The revised LRC project analysis illustrates that there are no significant changes to the degree of environmental impact already presented in the Draft EIR. As detailed in Chapter 3, *Changes to Impact Analysis*, implementation of the revised LRC project would not alter impacts to aesthetics, agriculture and forestry resources, hazards and hazardous materials, land use and planning, mineral resources, population and housing, public services, recreation, utilities and service systems, and wildfire as compared to the original project. Implementation of the revised LRC project would result in slightly greater impacts to air quality, greenhouse gas emissions and energy, noise, and transportation. However, those impacts would remain less than significant and would not differ in type from those disclosed in the Draft EIR that analyzed the original LRC project.

As demonstrated in this analysis, the proposed revisions to the LRC project do not constitute significant new information because updates to the Draft EIR's analysis would not result in any new significant impacts nor a substantial increase in the severity of any impact already identified in the Draft EIR. Thus, recirculation is not required under *CEQA Guidelines* Section 15088.5.

In addition, the correction to the calculation error in the Energy Analysis does not require recirculation. The Energy Analysis in the Initial Study overestimated the projected consumption of fuel for construction equipment used to develop the LRC facility (see Table 6 and footnote 1, in Chapter 3, *Changes to Impact Analysis*). Accordingly, the correction results in a decrease in the estimate of fuel use from 25,837 to 24,527 gallons of diesel for the revised LRC project compared to the original LRC project. The decrease would result in less energy consumption than was presented in the public review Draft EIR. Recirculation is not required where new information added to the EIR merely clarifies or makes nominal modifications in an adequate EIR (CEQA Guidelines Section 15088.5(b)). Therefore, this correction does not require recirculation under *CEQA Guidelines* Section 15088.5.

Recirculation is not required where new information added to the EIR merely clarifies or amplifies or makes minor modifications in an EIR. (CEQA Guidelines Section 15088.5(b)). Revisions to Mitigation Measures AES-1, BIO-1, BIO-3, CUL-8, TCR-2, TCR-3, TCR-4, TRA-1 and TRA-2 clarify and amplify the standards established by these measures and they would not result in any secondary or otherwise undisclosed effect. Mitigation Measure TRA-2 has been revised to accurately characterize potential impacts, clarify that that relevant impact would be to VMT and add flexibility to implementation of the mitigation. The original analysis incorrectly assessed impacts to the roadways in the vicinity of the Bolinas site, not VMT. Consistent with Draft EIR's original analysis, estimates of maximum daily trips to the Bolinas site are conservative and have not changed. Also consistent with the Draft EIR, Mitigation Measure TRA-2 would require implementation of a Transportation Demand Management Program to reduce the number of trips to the Bolinas site when College of Marin classes take place at the facility. As such, impacts associated with VMT due to operation of the Bolinas site would remain less than significant. Accordingly, additional public review would not be necessary due to revisions to mitigation measures.

The information and revised wording of mitigation measures added to this Final EIR would not result in a substantial increase in the severity of an environmental impact, nor a new significant environmental impact that would result from the FMP or revised LRC. The editorial corrections do not contain significant new information that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect or a feasible way to mitigate or avoid such an effect that the District has declined to adopt. Finally, additional information provided in this Final EIR does not present a feasible Project alternative or mitigation measure considerably different from others previously analyzed in the EIR that the District has declined to adopt and that would lessen an environmental impact.

The information added to this Final EIR supplements, clarifies, amplifies, and corrects information in the Draft EIR. The District has reviewed the information in this Errata and has determined that it does not change any of the basic findings or conclusions of the EIR, does not constitute "significant new information" pursuant to CEQA Guidelines Section 15088.5, and does not require recirculation of the Draft EIR. This decision is supported by substantial evidence provided in this EIR.

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5 Responses to Comments on the Draft EIR

5.1 Responses to Individual Comments

This section includes comment letters received during the circulation of the Draft Environmental Impact Report (EIR) prepared for the College of Marin Facilities Master Plan (FMP) program and Learning Resources Center (LRC) project.

The Draft EIR was circulated for a 45-day public review period that began on April 3, 2020 and ended on May 18, 2020. The Marin Community College District received four letters. The commenters and the page number on which each commenter's letter appear are listed below.

Letter No.	Commenter	Affiliation	Date Received	Page No.
Public Agencies				
1	Gregg Erickson, Regional Manager, Bay Delta Region	California Department of Fish and Wildlife	May 15, 2020	48
Community Organizations				
2	Sandra Guldman, President	Friends of Corte Madera Creek Watershed	May 18, 2020	59
3	Julie Hanft	Bolinas Marine Lab Coalition	May 18, 2020	63
Public				
4	Paul G da Silva	Public	May 18, 2020	73

The comment letters and responses follow. The comment letters have been numbered and each separate issue raised by the commenter, if more than one, has been assigned a sequential number. The responses to each comment identify first the number of the comment letter, and then the number assigned to each issue (Response 1.1, for example, indicates that the response is for the first issue raised in comment Letter 1).

Where a comment resulted in a change to the Draft EIR text, a notation is made in the response indicating that the text is revised. Changes in text are signified by strikeouts (~~strikeouts~~) where text is removed and by underlined font (<u>underlined font</u>) where text is added.

State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Bay Delta Region
2825 Cordelia Road, Suite 100
Fairfield, CA 94534
(707) 428-2002
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

Letter 1

May 15, 2020

Mr. Greg Nelson
Marin Community College District
1800 Ignacio Boulevard
Novato, CA 94949
gnelson@marin.edu

Subject: College of Marin Facilities Master Plan Program and Learning Resources Center Project, Draft Environmental Impact Report, SCH #2019110285, Marin County

Dear Mr. Nelson:

The California Department of Fish and Wildlife (CDFW) reviewed the draft Environmental Impact Report (EIR) from Marin Community College District (District) for the Marin Facilities Master Plan Program and Learning Resources Center Project (Project) located at the Indian Valley Campus, Kentfield Campus, and Bolinas Marine Biology Laboratory, within Marin County. 1.1

CDFW is a Trustee Agency pursuant to the California Environmental Quality Act (CEQA) Section 15386 and has authority to comment on projects that could impact fish, plant and wildlife resources. CDFW is also considered a Responsible Agency if a project would require discretionary approval, such as permits issued under the California Endangered Species Act (CESA), Lake and Streambed Alteration (LSA) Program, and other provisions of the Fish and Game Code that afford protection to the State's fish and wildlife trust resources.

PROJECT DESCRIPTION AND LOCATION

Proponent: Marin Community College District

Objective and Location: The Project involves various building and facility improvements at three campuses operated by the District: Indian Valley Campus, Kentfield Campus, and the Bolinas Marine Biology Laboratory. The activities at all three campuses are collectively discussed as the Facilities Master Plan (FMP). The Indian Valley Campus is located in the City of Novato at the address 1800 Ignacio Boulevard, Novato, CA 94949, approximate centroid Latitude 38.07642°, Longitude -122.57913°. The Kentfield Campus is located in the unincorporated Town of Kentfield at the address 835 College Avenue, Kentfield, CA 94904, approximate centroid Latitude 37.95403°, Longitude -122.5488°. The Bolinas Marine Biology Laboratory is located in the unincorporated Town of Bolinas at the address 72 Wharf Road, Bolinas, CA 94924, approximate centroid Latitude 37.91003°, Longitude -122.68385°. 1.2

Specific Project activities include building demolition, new construction, renovation, retrofits, and landscaping and irrigation. More than 20 separate buildings will be covered by the Project. For the purposes of CDFW review, the Learning Resources Center Project is considered within the Kentfield Campus.

ENVIRONMENTAL SETTING

The environmental setting for each of the three sites is described below.

Bolinas Lagoon Marine Laboratory
The Bolinas Lagoon Marine Laboratory is located on 0.41 acres adjacent to Bolinas Lagoon in western Marin County, near Bolinas Bay. The site contains developed land, tidal wetlands, and ornamental vegetation.

Kentfield Campus
The Kentfield Campus covers 77 acres and consists mainly of developed land and ornamental vegetation; however, tidal marsh, oak bay woodland, and riparian corridors exist on the property. Corte Madera Creek flows through the northern portion of the campus and is immediately adjacent to the boundary of the southern portion of campus.

Indian Valley Campus
The Indian Valley Campus covers 333 acres total, only 87 acres of which are developed. The property includes oak bay woodland, grassland, agriculture, and riparian habitat. Ignacio Creek runs through the center of the developed portion of campus. Unnamed tributaries to Ignacio Creek are present throughout the site.

Special-status species that exist or have the potential to exist on or near one or more of the three sites described above include, but are not limited to, the following:

Species Name	Special Status	Site(s)
California Ridgway's rail (*Rallus obsoletus obsoletus*)	Endangered – Federal Endangered Species Act (ESA) and California Endangered Species Act (CESA); California Fully Protected Species	Bolinas Lagoon Marine Laboratory Kentfield Campus
California black rail (*Laterallus jamaicensis coturniculus*)	Threatened – CESA; California Fully Protected Species	Bolinas Lagoon Marine Laboratory Kentfield Campus
Salt marsh harvest mouse (*Reithrodontomys raviventris*)	Endangered – ESA and CESA; California Fully Protected Species	Bolinas Lagoon Marine Laboratory Kentfield Campus
Swainson's hawk (*Buteo swainsoni*)	Threatened – CESA	Bolinas Lagoon Marine Laboratory Kentfield Campus Indian Valley Campus
Northern spotted owl (*Strix occidentalis caurina*)	Threatened – ESA and CESA	Indian Valley Campus Bolinas Lagoon Marine Laboratory
Coho salmon south of Punta Gorda, Humboldt County (*Oncorhynchus kisutch*)	Endangered – ESA and CESA	Bolinas Lagoon Marine Laboratory Kentfield Campus
Steelhead Central California Coast DPS (*Oncorhynchus mykiss irideus pop. 8*)	Threatened – ESA	Bolinas Lagoon Marine Laboratory Kentfield Campus

1.3

Green sturgeon (*Acipenser medirostris)*	Threatened – ESA	Kentfield Campus
California red-legged frog (*Rana draytonii*)	Threatened – ESA; CDFW Species of Special Concern	Bolinas Lagoon Marine Laboratory Kentfield Campus Indian Valley Campus
Marin western flax (*Hesperolinon congestum*)	Threatened – ESA and CESA	Indian Valley Campus
White-rayed pentachaeta (*Pentachaeta bellidiflora*)	Endangered – ESA and CESA	Indian Valley Campus
Western pond turtle (*Emys marmorata*)	CDFW Species of Special Concern	Bolinas Lagoon Marine Laboratory Kentfield Campus Indian Valley Campus
Foothill yellow-legged frog (*Rana boylii*)	CDFW Species of Special Concern	Bolinas Lagoon Marine Laboratory Kentfield Campus Indian Valley Campus
Townsend's big-eared bat (*Corynorhinus townsendii*)	CDFW Species of Special Concern	Bolinas Lagoon Marine Laboratory Kentfield Campus Indian Valley Campus
Pallid bat (*Antrozous pallidus*)	CDFW Species of Special Concern	Bolinas Lagoon Marine Laboratory Kentfield Campus Indian Valley Campus

COMMENTS AND RECOMMENDATIONS

1.4

CDFW offers the following comments and recommendations below to assist the District in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Editorial comments or other suggestions may also be included to improve the document.

Special-Status Species with the Potential to Occur in the Project Area

1.5

CDFW reviewed the special-status species list provided in Appendix BIO and discussed on page 4.1-15. CDFW recommends the District also include California red-legged frog (*Rana draytonii*) and foothill yellow-legged frog (*Rana boylii*) in the draft EIR.

California red-legged frog is federally listed as threatened under the ESA and is a CDFW species of special concern. California red-legged frogs have been extirpated from 70% of their historically occupied range.[1] The U.S. Fish and Wildlife Service (USFWS) recovery plan for the California red-legged frog recommends protecting known populations, suitable habitat, and core areas, among other recommendations, to fully recover the species. This strongly applies to Marin County, which is home to populations of California red-legged frogs. Due to its statewide

[1] U.S. Fish and Wildlife Service, Portland Oregon. 2002. Recovery Plan for the California Red-legged Frog (*Rana aurora draytonii*). https://www.fws.gov/arcata/es/amphibians/crlf/documents/020528.pdf

decline and the importance of local hotspots, impacts to California red-legged frogs could be potentially significant.

Foothill yellow-legged frog in Marin County is considered part of the northwestern/north coast genetic clade in California and is a CDFW species of special concern. Within the northwest/north coast clade, Marin County has the highest number of known extirpated and possibly extirpated foothill yellow-legged frog occurrences. Urbanization and climate change are continued threats to foothill yellow-legged frog in Marin County and are one reason CDFW still considers this clade of the species a Priority 1 species of special concern.[1] Any further reduction of foothill yellow-legged frogs in Marin County is a potentially significant impact.

To reduce Project impacts to special-status frogs, CDFW recommends two additional mitigation measures:

1.6

BIO-9 California Red-legged Frog (CRLF) Surveys and Avoidance Measures
If the Biological Resource Screening and Assessment (BIO-1) reveals potential habitat for California red-legged frog (CRLF) within or near a Project activity area, then surveys shall be conducted.

A qualified biologist with documented experience performing surveys for CRLF conduct pre-construction daytime and nighttime surveys to determine if the species is present on the Project site. Based on the U.S. Fish and Wildlife Service's *Revised Guidance on Site Assessments and Field Surveys for the California Red-Legged Frog*, dated August 2005, CRLF surveys shall be conducted between January 1 and February 28 for this region. A total of up to eight surveys to determine presence of CRLF at or near a Project site are required. Two daytime and four nighttime surveys are recommended during the breeding season; and one night and one day survey is recommended during the non-breeding season (typically July 1 through September 30). If CRLF is present within or directly adjacent to the Project site, the Project proponent will consult with the U.S. Fish and Wildlife Service to see if take coverage is needed. Additionally, the Project shall mitigate for any impacts to Final Critical Habitat for the CRLF by preserving in-kind habitat in perpetuity.

1.7

BIO-10 Foothill Yellow-legged Frog (FYLF) Surveys and Avoidance Measures
If the Biological Resource Screening and Assessment (BIO-1) reveals potential habitat for foothill yellow-legged frog (FYLF) within or near a Project activity area, then surveys shall be conducted.

For FYLF, a qualified biologist who has relevant species' life histories and ecology, can correctly identify relevant species, has conducted field surveys for relevant species, is familiar with relevant survey protocols, and is knowledgeable of state and federal laws regarding the protection of sensitive species, shall conduct pre-construction surveys using a CDFW reviewed and approved survey methodology.

[1] California Department of Fish and Wildlife. 2019. Report to the Fish and Game Commission: A Status Review of the Foothill Yellow-legged Frog (*Rana Boylii*) in California. https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=174663&inline

If frogs are located within or near the Project area, a biological monitor who has construction level biological monitoring experience, recognizes the species and familiarity with the frog's habitat and behaviors, shall 1) perform an assessment of the Project area prior to activities each day to ensure no frogs are present and 2) be present on site throughout the Project activities and immediately halt Project activities if frogs are present. Frogs shall be allowed to leave the Project area of their own accord before Project activities may resume.

Page 4.1-15 and Appendix BIO of the draft EIR identifies species that are not expected to occur or have low potential to occur within the Project. Mitigation Measure BIO-1 Biological Resource Screen and Assessment should be used to verify potential presence of *any* special-status species with potential to occur on or near the Project area. If species may be present and no Mitigation Measures are provided, such as fully protected salt marsh harvest mouse or California Ridgway's rail, CDFW recommends that the draft EIR outline full avoidance and minimization measures. This should also apply to non-fully protected species with low potential to occur within a Project site. 1.8

Further, on page 4.1-24 of the draft EIR, Mitigation Measure BIO-1, mentioned above, is provided to identify whether the Project activity will require in-depth biological surveys or further mitigation measures. As provided, the measure does not provide enough clarity or adequately define how further mitigation measures and biological protections will be determined. CDFW recommends clarifying this measure to avoid potentially significant impacts to sensitive and special-status species in the area. 1.9

First, in Measure BIO-1, CDFW recommends defining "preliminary biological resource screening." Second, CDFW recommends the following changes to the Biological Mitigation Measure BIO-1. Proposed deletions are in ~~strikethrough~~, additions are in **bold**. 1.10

BIO-1 Biological Resource Screening and Assessment
For all projects developed under the Facilities Master Plan (FMP) program, the District shall engage a qualified biologist to perform a preliminary biological resource screening to determine whether the Project has any potential to impact special-status biological resources as described above. **This preliminary biological resource screening will include a data review and habitat assessment prior to Project activities to identify whether any special-status plant or animal species' habitat or sensitive natural communities occur on-site. The data reviewed will include the biological resources setting, Appendix BIO species list, and best available, current data for the area, including a current review of the California Natural Diversity Database. Habitat assessments will be completed at an appropriate time of year for identifying potential habitat and no more than one year prior to Project activity commencement. Based on the results of the biological resource screening, the qualified biologist will identify the locations of any potential biological resources on-site and will provide site-specific measures to completely avoid those areas.** If it is determined that the Project has no potential to impact biological resources, no further action is required. **If avoidance is infeasible and** ~~If~~ the Project has the potential to impact special-status **species,** ~~bats and/or birds protected under the CFGC~~, ~~one or more of the following~~ **the appropriate** Mitigation Measures (BIO-2 through ~~BIO-4~~ **BIO-10**) shall be implemented as applicable. **If additional Mitigation Measures are necessary to fully avoid and minimize potential**

impacts to special-status species, or if compensatory mitigation appears necessary, a subsequent environmental review and CEQA document may be required.

REGULATORY REQUIREMENTS

California Endangered Species Act

Please be advised that a CESA Permit is warranted if the Project has the potential to result in "take" of plants or animals listed under CESA, either during construction or over the life of the Project. Issuance of a CESA Permit is subject to CEQA documentation; the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program. If the Project will impact CESA listed species, early consultation is encouraged, as significant modification to the Project and mitigation measures may be required in order to obtain a CESA Permit. 1.11

CEQA requires a Mandatory Finding of Significance if a project is likely to substantially impact threatened or endangered species (CEQA §§ 21001(c), 21083, and CEQA Guidelines §§ 15380, 15064, 15065). Impacts must be avoided or mitigated to less-than-significant levels unless the CEQA Lead Agency makes and supports Findings of Overriding Consideration (FOC). The CEQA Lead Agency's FOC does not eliminate the Project proponent's obligation to comply with Fish and Game Code § 2080.

Lake and Streambed Alteration Agreement

CDFW will require an LSA Agreement, pursuant to Fish and Game Code §§ 1600 et. seq. for Project-related activities within any waters within the proposed Project area that fall under LSA authority. Notification is required for any activity that will substantially divert or obstruct the natural flow; change or use material from the bed, channel, or bank including associated riparian or wetland resources; or deposit or dispose of material where it may pass into a river, lake or stream. Work within ephemeral streams, washes, watercourses with a subsurface flow, and floodplains are subject to notification requirements. CDFW, as a responsible agency under CEQA, will consider the CEQA document for the Project. CDFW may not execute the final LSA Agreement until it has complied with CEQA (Public Resources Code § 21000 et seq.) as the responsible agency. 1.12

Migratory Birds and Raptors

CDFW also has jurisdiction over actions that may result in the disturbance or destruction of active nest sites or the unauthorized take of birds. Fish and Game Code Sections protecting birds, their eggs, and nests include 3503 (regarding unlawful take, possession or needless destruction of the nests or eggs of any bird), 3503.5 (regarding the take, possession or destruction of any birds-of-prey or their nests or eggs), and 3513 (regarding unlawful take of any migratory nongame bird). Fully protected species may not be taken or possessed at any time (Fish and Game Code Section 3511). Migratory raptors are also protected under the federal Migratory Bird Treaty Act. 1.13

FILING FEES

CDFW anticipates that the Project will have an impact on fish and/or wildlife, and assessment of filing fees is necessary (Fish and Game Code, § 711.4; Pub. Resources Code, § 21089). Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. 1.14

CONCLUSION

CDFW appreciates the opportunity to comment on the draft EIR to assist the District in identifying and mitigating Project impacts on biological resources. 1.15

Questions regarding this letter or further coordination should be directed to
Ms. Amanda Culpepper, Environmental Scientist, at amanda.culpepper@wildlife.ca.gov; or
Ms. Karen Weiss, Senior Environmental Scientist (Supervisory), at karen.weiss@wildlife.ca.gov.

Sincerely,

DocuSigned by:
Gregg Erickson
BE74D4C93C604EA...

Gregg Erickson
Regional Manager
Bay Delta Region

cc: State Clearinghouse (SCH #2019110285)

Letter 1

COMMENTER: Gregg Erickson, Regional Manager, Bay Delta Region, California Department of Fish and Wildlife (CDFW)

DATE: May 15, 2020

Response 1.1

The commenter describes the California Department of Fish and Wildlife (CDFW) role under CEQA as a Trustee Agency and a Responsible Agency.

This comment does not address a specific environmental issue in the EIR and, therefore, no formal response is required by CEQA. However, the comment will become part of the administrative record and will be considered by the District's governing body.

Response 1.2

The commenter provides a project description and a description of the environmental setting.

The commenter's summary of the project is accurate, and hereby noted. The comment does not address a specific environmental issue in the EIR and, therefore, no formal response is required by CEQA. However, the comment will become part of the administrative record and will be considered by the District's governing body.

Response 1.3

The commenter lists special status species with the potential to occur within the project sites.

The District recognizes the list of special status species identified by CDFW. The District agrees that these species have potential to occur in the vicinity of proposed projects, all species were evaluated and included in the Draft EIR's Special Status Species Potential to Occur table (Appendix BIO); however, through a clerical error in the formatting of the Draft EIR, the rows addressing amphibians was inadvertently removed from the document. The Final EIR has been revised to add amphibians back into the document, inclusive of California giant salamander, California tiger salamander, foothill yellow-legged frog and California red-legged frog (see Appendix BIO-REV). The FMP projects as listed in Draft EIR Section 2.5.1, *Facilities Master Plan Program*, are not located in areas that contain suitable habitat for these species, and as such, the addition of these species back into Appendix BIO would not result in changes to the impacts analysis or proposed mitigation measures for the program or the project.

Response 1.4

The commenter introduces a set of comments and recommendations to identify and mitigate project impacts on biological resources.

The commenter's individual responses are addressed below in subsequent itemized comments/responses.

Response 1.5

The commenter recommends that California red-legged frog and foothill yellow-legged frog be included in the EIR analysis. The commenter describes the presence of these two species in Marin County and states that reduction of either species could be a potentially significant impact.

The District agrees. See Response 1.3 above.

Response 1.6

The commenter provides a recommended mitigation measure for California red-legged frog (CRLF) surveys and avoidance.

The District agrees that CRLF is known to occur in the region; however, the proposed FMP project activity evaluated in the Draft EIR is restricted to existing developed areas that are absent of suitable breeding or upland habitat for the species. As such, surveys for this species are not warranted. Mitigation Measure BIO-1 has been revised as outlined below to ensure that if the biological screening conducted for each project determines that previously unidentified impacts to special status species are identified, additional CEQA environmental review may be required. This would ensure that if suitable upland or breeding habitat for CRLF would be affected by project activity, appropriate environmental analysis would be conducted, and appropriate mitigation measures would be required.

BIO-1 Biological Resources Screening and Assessment

For all projects developed under the FMP program, the District shall engage a qualified biologist to perform a preliminary biological resource screening to determine whether the project has any potential to impact <u>any</u> special status biological resources <u>with potential to occur in the region</u> ~~as described above~~. If it is determined that the project has no potential to impact biological resources, no further action is required. If the project has the potential to impact special status bats and/or birds protected under the CFGC, one or more of the following Mitigation Measures (BIO-2 through BIO-4) shall be implemented as applicable. <u>If new impacts are identified at the time of the Biological Screening, resulting from changes to existing conditions at the site or changes to project design or project footprint, if required by law, supplemental CEQA environmental review will be conducted. This preliminary biological resource screening will include a data review and habitat assessment prior to Project activities to identify whether any special-status plant or animal species habitat occur on-site. The data reviewed will include the biological resources setting, Appendix BIO species list, and best available, current data for the area, including a current review of the California Natural Diversity Database. Although not currently anticipated, if new impacts were to be identified at the time of Screening and Assessment, mitigation measures shall be developed by a qualified biologist in accordance with industry standards as part of any newly required environmental review.</u>

Response 1.7

The commenter provides a recommended mitigation measure for Foothill yellow-legged frog (FYLF) surveys and avoidance.

The District agrees that FYLF is known to occur in the region; however, the proposed FMP project activity evaluated in the Draft EIR is restricted to existing developed areas that are absent of suitable breeding or upland habitat for the species. As such, surveys for this species are not warranted. Mitigation Measure BIO 1 has been revised as outlined in Response 1.6 to ensure that if the biological screening conducted for each project determines that previously unidentified impacts

to special status species are identified, additional CEQA environmental review may be required. This would ensure that, although not currently anticipated, if suitable upland or breeding habitat for FYLF were to be affected by project activity, appropriate environmental analysis would be conducted, and appropriate mitigation measures would be required.

Response 1.8

The commenter recommends that the EIR verify the potential presence of any special status species with potential to occur on or near the project area, and outline full avoidance and minimization measures for those species, including non-fully protected species with low potential to occur.

Mitigation Measure BIO-1 has been revised to clarify that screening and assessment is for all special status species known to occur in the region (see Response 1.6).

Response 1.9

The commenter states that Mitigation Measure BIO-1 does not provide adequate clarity or adequately define how further mitigation measures and biological protections would be determined. The commenter recommends clarifying the measure to avoid impacts to sensitive and special status species.

Based on the evaluation of the proposed FMP project activity evaluated under the Draft EIR, no proposed work would occur within suitable habitat for any species other than birds and bats. The District understands that changes in existing conditions or changes to project disturbance area could result in projects impacting special status species. As such, Mitigation Measure BIO-1 has been clarified to address changes to site conditions or project activity, and it would require additional environmental analysis that would in turn require appropriate protection protocols if warranted (see Response 1.6).

Response 1.10

The commenter provides recommended revisions to Mitigation Measure BIO-1.

See Response 1.6 for revisions to BIO-1.

Response 1.11

The commenter describes regulatory requirements concerning the California Endangered Species Act (CESA).

The District understands the regulatory requirements of CESA and that a state “take” authorization would be required for projects resulting in “take” of state listed species. No changes or revisions to the Draft EIR are needed.

Response 1.12

The commenter describes regulatory requirements concerning Lake and Streambed Alteration Agreements.

The District understands the regulatory requirements of section 1600 of the California Fish and Game Code (CFGC) and is aware that impacts to waters of the state would require the CDFW to issue an LSA Agreement. No changes or revisions to the Draft EIR are needed.

Response 1.13

The commenter describes regulatory requirements concerning migratory birds and raptors.

The District understands the regulatory authority that CDFW has over migratory and birds and raptors through Sections 3503 3513 and 3511 of the CFGC. No changes or revisions to the Draft EIR are needed.

Response 1.14

The commenter provides information regarding CDFW filing fees.

The District understands their responsibility to pay filing fees to CDFW under Section 711.4 of CFGC and under Section 21089 of the Public Resources Code. No changes or revisions to the Draft EIR are needed.

Response 1.15

The commenter voices appreciation for the opportunity to comment on the project and provides contact information for follow-up correspondence.

The comment is noted. No further response is required.

Letter 2

May 18, 2020

Greg Nelson, Assistant Superintendent/Vice President for Administrative Services
Marin Community College District
1800 Ignacio Boulevard
Novato, California 94949

Via email: gnelson@marin.edu

Dear Mr. Nelson,

Friends of Corte Madera Creek Watershed has reviewed the Draft EIR for the Kentfield Learning Resource Center. We limited our review to biological and hydrological resources. Our only substantive comment concerns the long-term drainage plans. 2.1

Hydrology and Water Quality
Page ES-8 includes this mitigation measure:

HYDRO-1: Stormwater Pollution Prevention.

- Stormwater runoff and nuisance flow drainage shall be directed away from nearby creeks and other waterbodies and into a temporary stormwater filter constructed to remove pollutants before being allowed to discharge into riparian areas.

It is not clear that this refers to the permanent drainage system to handle stormwater runoff from impervious surfaces at the LRC. If so, that is good, but we would like to see the drainage plan. If it applies only to runoff during construction, then a more permanent solution that implements low-impact development principles should be included in the design.

Our other comments do not relate to the impacts of the project, but concern descriptions of the Kentfield Campus environment. There are several factual errors in the natural resources of the campus which should be corrected. 2.2

Figure 4.1-1a Kentfield Campus Habitat Types, page 4.1-7

1. Corte Madera Creek is tidal throughout the campus. It is not correct to identify the reach upstream of College Avenue as Freshwater Creek.
2. The Annual Grassland mapped southeast of the athletic fields is more accurately described as a seasonal wetland.
3. Three different areas are mapped as Oak/Bay Woodland. Only the western part of the Ecology Study Area (ESA) is accurately characterized as a native woodland of any sort. The eastern part of the ESA and the narrow strip across the creek have very few native trees and are composed mostly of acacias. A field visit to the site would have made this clear.

***Riparian* on page 4.1-10**
The second paragraph begins: "On the Kentfield Campus, Corte Madera Creek is adjacent to the LRC project site; it has been channelized in a box culvert and riparian vegetation around it is likely planted." The two bridges near the LRC are box culverts; the other parts of the channel are open. And the areas on either side 2.3

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of the concrete channel are completely disconnected from the creek; they have no riparian function. Note that on page 4.1-26, this is accurately stated in reference to the Kentfield campus: "…vegetation has been planted along the creek but is not considered true riparian habitat."

Figure 4.1-2a Kentfield Campus Wetlands and Waters, page 4.1-12

The area labeled Streams is tidal. The wetlands categories are too general. The areas mapped as tidal wetlands include open water and mudflat. 2.4

Kentfield Campus on page 4.1-16

1. The first paragraph states: "Tidal salt marsh is the only natural habitat inside campus, occurring along a small branching channel that flows into Corte Madera Creek from the west at the southern edge of the campus (Figure 4.1-1a). This fragment of tidal salt marsh has low potential to support several sensitive species (see Appendix BIO for details). Additional tidal salt marsh habitat occurs along Corte Madera Creek, immediately adjacent to campus boundaries (described in the Environmental Setting section). Corte Madera Creek is channelized where it occurs on the campus, but it has historically provided a migratory corridor for sensitive anadromous fish species, and may still do so." 2.5

   Adult Ridgway's rails with their young have been observed in the marsh around Lot 13. And steelhead trout, although not abundant, enter Corte Madera Creek and successfully move through the campus.

2. The last paragraph of this section states: "Anadromous fish species historically spawned in the Corte Madera Creek watershed. Due to concrete channelization of sections of the creek bed and installation of other flood control structures, most of these species have been extirpated; efforts to restore fish passage, such as installation of fish ladders, have been implemented and further restoration is planned. Rare sightings of stray Chinook salmon and steelhead during years of high rainfall indicate a low potential still exists for these species to occur in upper Corte Madera Creek." 2.6

   Coho salmon is the only species to have been extirpated from the watershed; however, steelhead trout and/or chinook salmon are seen most years in the creek, upstream of the Kentfield campus.

Although some references say that steelhead trout are almost extirpated, these references document the continuing presence to steelhead trout.

A.A. Rich. 2000. Fishery Resource Conditions of Corte Madera Creek Watershed, Marin County California. Prepared for Friends of Corte Madera Creek Watershed. November 2000.

Leidy, R.A., G.S. Becker, B.N. Harvey. 2005. Historical distribution and current status of steelhead/rainbow trout (*Oncorhynchus mykiss*) in streams of the San Francisco Estuary, California. Center for Ecosystem Management and Restoration, Oakland, CA.

Finally, the Kentfield campus provides a corridor for habitat connectivity which would be even more effective with restoration of natural habitat along the right bank of the creek. We look forward to working with you on that effort. 2.7

Please feel free to contact me if you have any questions or concerns,

Sandra Guldman

Sandra Guldman, President

Letter 2

COMMENTER: Sandra Guldman, President, Friends of Corte Madera Creek Watershed

DATE: May 18, 2020

Response 2.1

The commenter states that it is not clear if Mitigation Measure HYDRO-1 refers to the permanent drainage system to handle stormwater runoff from impervious surfaces at the Learning Resources Center. The commenter requests access to the drainage plan. The commenter states that if the mitigation measure only applies to construction runoff, then a more permanent solution should be included in the project.

Mitigation Measure HYDRO-1 refers to construction only. Marin County Code of Ordinances Chapter 23.18 includes requirements for controlling irrigation runoff (Section 23.18.073), reducing pollutants from stormwater runoff (Section 23.18.090), performance requirements for new development (Section 23.18.094) and watercourse protection (Section 23.18.095). The College would comply with the County's requirements for permanent stormwater runoff control which would protect the Corte Madera Creek to the extent feasible. No drainage plan is available at this time for the LRC project. No changes or revisions to the Draft EIR are needed.

Response 2.2

The commenter states that there are inaccuracies in Figure 4.1-1a and suggests revisions.

The District appreciates the feedback. Analysis in the Draft EIR focused on proposed FMP projects that would be limited to existing disturbed areas and the assessment of existing conditions was based on a desktop analysis and existing coarse-scale vegetation and waters mapping (e.g., National Wetlands Inventory) as cited. Because no project activity is proposed in these areas, these revisions would not change the analysis of impacts or proposed mitigation. No revisions to the land cover mapping or Draft EIR are necessary.

Response 2.3

The commenter states that the EIR description of Corte Madera Creek at the Kentfield Campus is inaccurate, and suggests revisions.

The District appreciates the clarifications provided by this commenter; however, the analysis is based on a desktop evaluation, and was focused on the proposed FMP project activity that is limited to existing developed areas. The Draft EIR states that riparian vegetation "may" occur along waterways in the program area, and was not specific as to the extent and condition of areas that may include riparian habitat. No changes or revisions to the Draft EIR are needed.

Response 2.4

The commenter states that there is an inaccuracy in Figure 4.1-2a and suggests revisions.

The wetlands and waters mapping were based on coarse-scale mapping from National Wetlands Inventory (NWI) as described in Response 2.2 above. No changes or revisions to the Draft EIR are needed.

Response 2.5

The commenter states that, in contrast to the EIR text, adult Ridgway's rails with their young have been observed around Lot 13 and that steelhead trout are present in Corte Madera Creek.

The District appreciates the information provided on special status species observed in the program area. The Draft EIR acknowledged the presence of both Ridgway rail and anadromous fish. No changes or revisions to the Draft EIR are needed.

Response 2.6

The commenter states that, in contrast to the EIR text, Coho salmon is the only species to have been extirpated from the watershed, and that steelhead trout and/or chinook salmon are seen most years in Corte Madera creek.

The District appreciates the information on the status of anadromous fish in Corte Madera Creek. The Draft EIR has been revised to clarify the status of anadromous fish in Corte Madera Creek, and to include the submitted technical reports as references as follow:

> Anadromous fish species historically spawned in the Corte Madera Creek watershed. Due to concrete channelization of sections of the creek bed and installation of other flood control structures, ~~most of these species~~ Coho salmon have been extirpated; other species have seen reduced numbers but remain present in the watershed (A.A. Rich and Associates 2000; Leidy et al. 2005). Efforts to restore fish passage, such as installation of fish ladders, have been implemented and further restoration is planned. Rare sightings of stray Chinook salmon and steelhead during years of high rainfall indicate a low potential still exists for these species to occur in upper Corte Madera Creek.

Response 2.7

The commenter states that the Kentfield campus provides a habitat connectivity corridor that would be more effective with restoration of natural habitat.

This comment does not address a specific environmental issue in the EIR and, therefore, no formal response is required by CEQA. However, the comment will become part of the administrative record and will be considered by the District's governing body.

May 18, 2020

Letter 3

Via U.S. Mail & Email: GNelson@marin.edu
Greg Nelson
Assistant Superintendent/Vice President for Administrative Services
Marin Community College District
1800 Ignacio Blvd.
Novato, CA 94949

RE: CEQA COMMENT TO DRAFT EIR, APRIL 2, 2020

Mr. Nelson:

This letter serves as a comment to the College of Marin Facilities Master Plan and Learning Resources Center Draft Environmental Impact Report ("Draft EIR"), dated April 2, 2020, pursuant to our right to do so under the California Environmental Quality Act ("CEQA").

In particular, we are commenting on portions of the Draft EIR that relate to the Bolinas Field Station project. 3.1

As has been communicated previously to the Marin Community College District on behalf of the COM Life & Earth Sciences Faculty and the Bolinas Marine Lab Coalition:

1. We provided a lengthy submission to the Marin Community College District that showed that **the approval of the Division of the State Architect is not required for the Bolinas Field Station project**. *See* Recommendation of the Faculty of the Life & Earth Sciences Department of the College of Marin: College Of Marin Bolinas Field Station & Dock Project (submitted December 5, 2017 and amended several times) ("Faculty Recommendation"), sections 4B & 4C at pp. 20-23. As explained in detail in the Faculty Recommendation, **the Bolinas Field Station facility is exempt from the Field Act**. Thus, we do not agree with the "Issues to be Resolved" Section contained on page ES-3 of the Draft EIR. In addition, for the same reason, we do not agree with the list of Program and Project Required Approvals contained on Page 2-18 of the Draft EIR.

2. The "Faulting Investigation" included as Mitigation Measure GEO-1 on page ES-6 of the Draft EIR is not required because **the location of the Bolinas Field Station property does not require such an investigation or measure**. *See* "Notes On Bolinas Marin Lab Geology" presented to the Board of Trustees, College of Marin, on March 12, 2019 (copy attached). 3.2

Sincerely,

Julie Hanft
on behalf of the Bolinas Marine Lab Coalition

Enclosure: Faculty Geological Analysis Submitted to the COM Board of Trustees, March 12, 2019

Notes on Bolinas Marine Lab Geology

3.3

Recent discussions about the Bolinas Marine Lab have raised questions about the geologic suitability of the site in terms of earthquake fault proximity and tsunami danger.

While this note is not meant as a substitute for a formal site study by a geologist licensed by the state of California, there are publicly available resources that can help start discussions about the possible issues at hand, and give perspective on the risks faced by schools in similar situations.

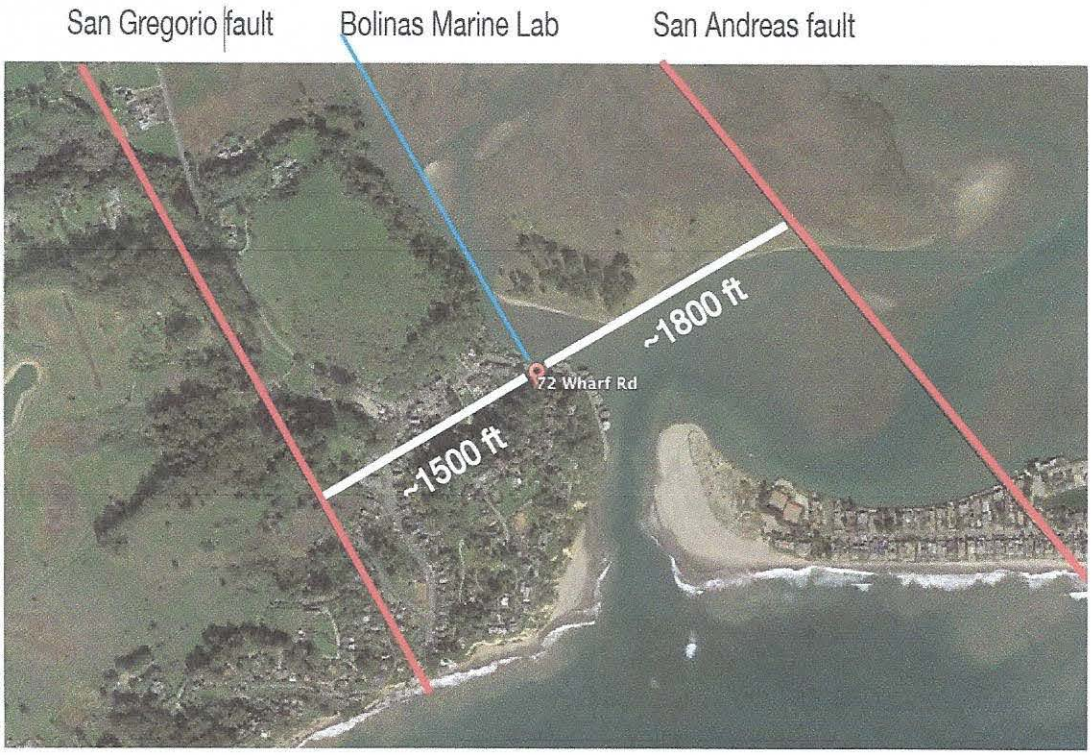
Fault Proximity

The property at 72 Wharf Rd. (indicated by green star) appears to lie within a zone affected by the 1972 Alquist-Priolo Act (indicated in yellow), which delineates zones requiring a geologic investigation by a licensed geologist prior to construction permitting. In general, when a fault is discovered on the property, building is not allowed within 50 feet of the fault. (https://www.conservation.ca.gov/cgs/Pages/Earthquakes/disclose.aspx)

An on-line viewer of the Alquist-Priolo maps can be found at: https://maps.conservation.ca.gov/cgs/informationwarehouse/regulatorymaps/

The two major faults shown on this map are the San Gregorio fault (to the west) and the San Andreas fault (to the east). The "1906" on the map is inferred to be the trace of the 1906 earthquake.

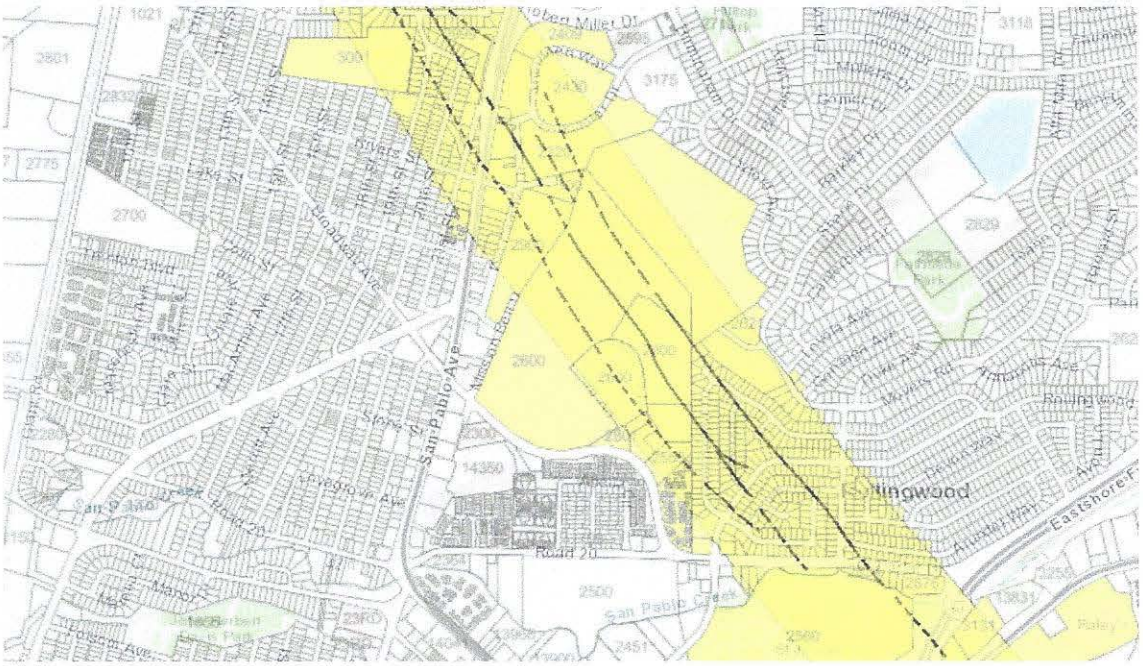
Generalized mapping of these two faults can give us a sense of approximately how close they are to the Bolinas Marine Lab site. We can see the distances involved in the image below, constructed using fault location information from the United States Geological Survey (https://geomaps.wr.usgs.gov/sfgeo/geologic/downloads.html) and the measurement tool in Google Earth.



This diagram suggests that the Bolinas Marine Lab may be significantly more than 50 feet from either of the major mapped faults.

An interesting comparison may be made with other community colleges and universities in similar situations.

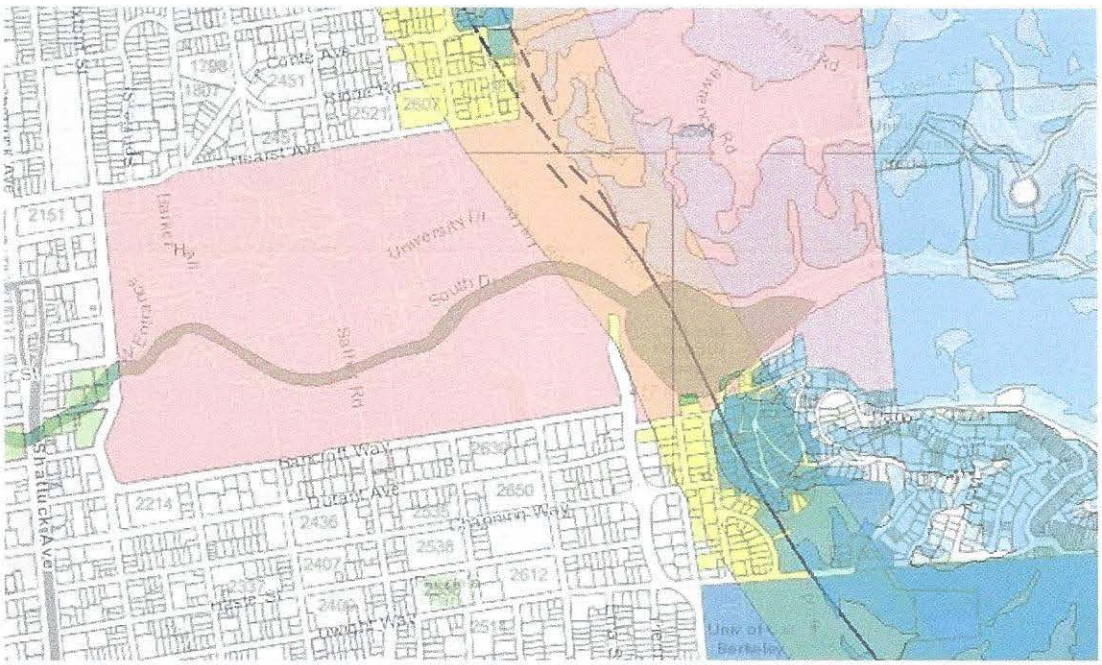
Contra Costa College in San Pablo is an example of a California community college sited directly on an active fault. Three mapped strands of the Hayward fault bisect the campus, as shown in this diagram:



The Hayward fault causes visible disruption of the ground at Contra Costa Community College, as shown in this photograph of displaced bricks on the campus:

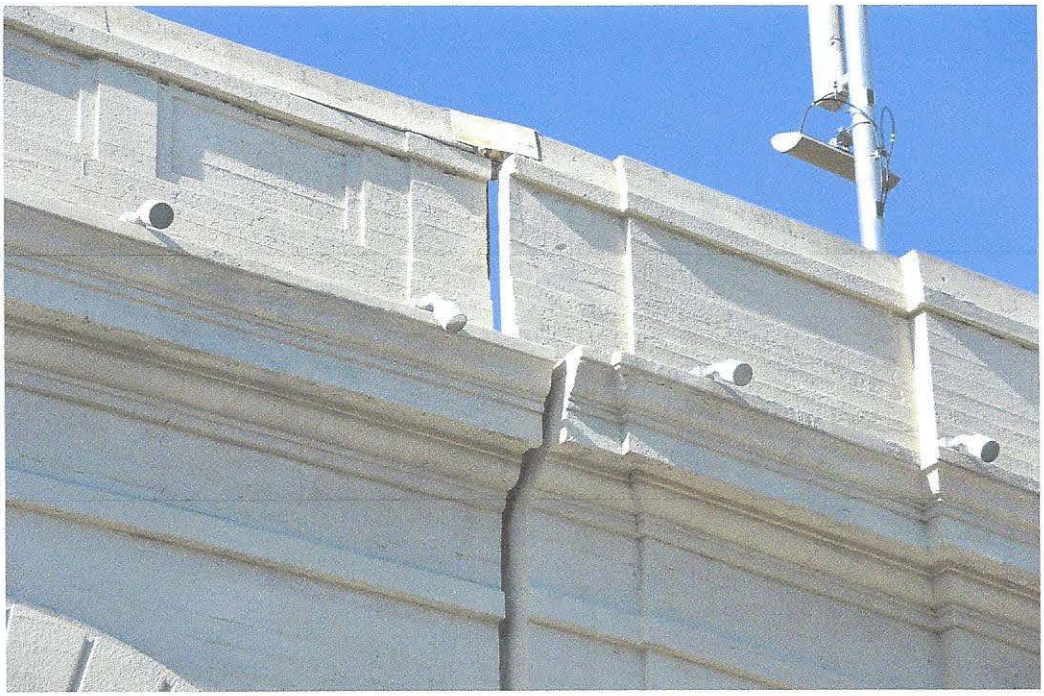
Contra Costa Community College has in recent years undergone major building projects. Clearly, then, in this case proximity to the fault did not deter new construction.

Another campus famously cut by the Hayward fault is UC Berkeley. The campus to the east as shown in this diagram:

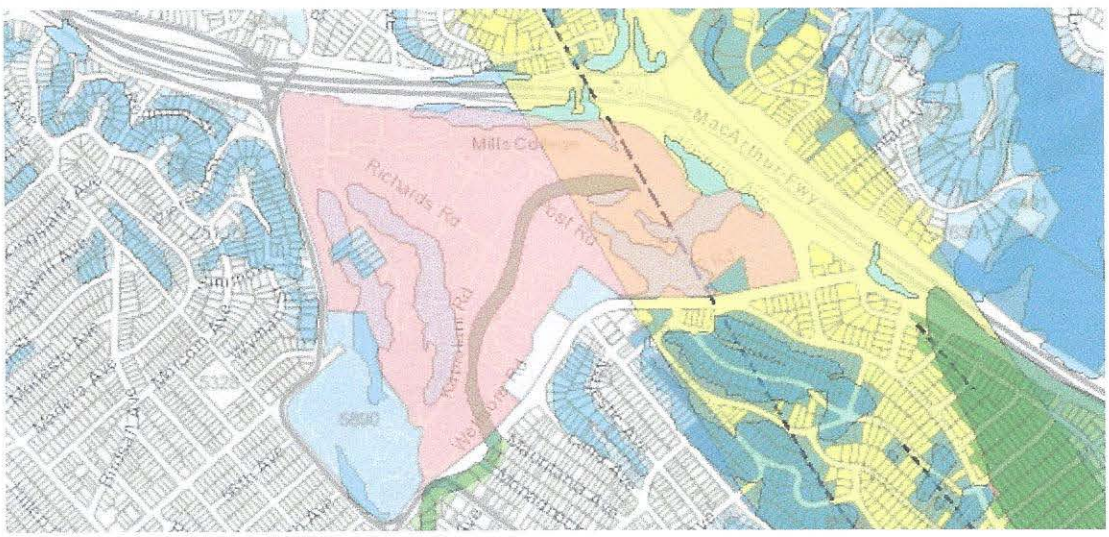


Note here the Hayward fault cuts the campus at the Memorial Stadium, the Greek Theatre, and student housing complexes to the south (Clark Kerr) and the north (Stern, Foothill housing).

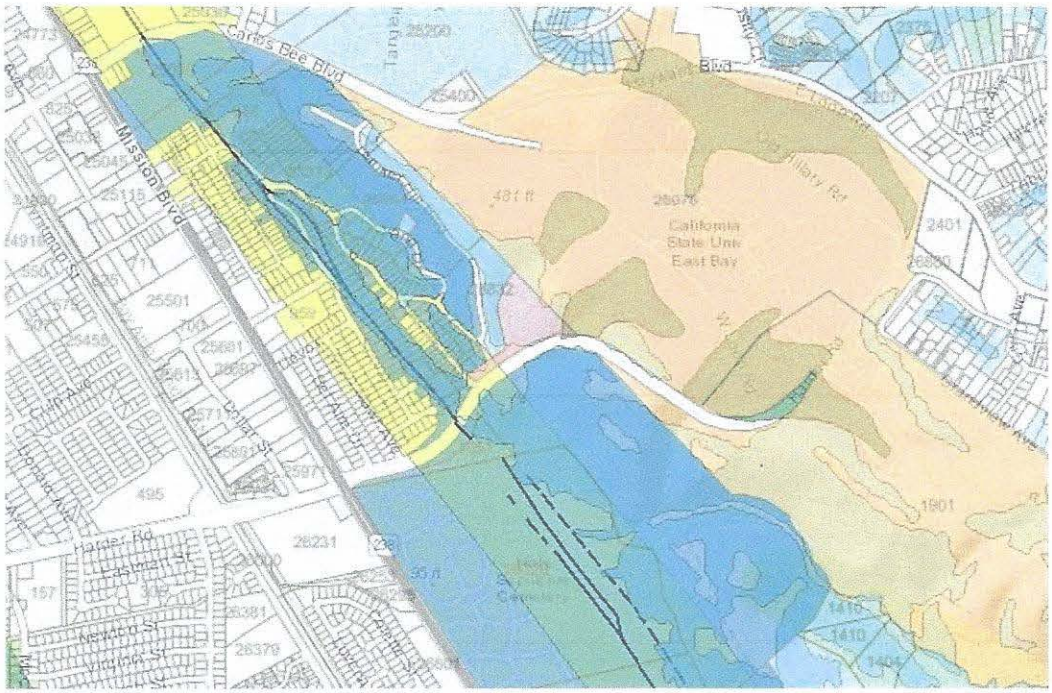
Despite the Alquist-Priolo restrictions, multiple construction projects have recently happened at the Cal campus, including a $30 million renovation of the Memorial Stadium. The stadium outer wall is visibly cut by the fault, as shown in this picture:



Mills College in Oakland is another example of an educational institution affected by proximity to the Hayward fault, as shown in this picture:



Finally, the campus of Cal State East Bay in Hayward is close to the trace of the Hayward fault, as shown here:



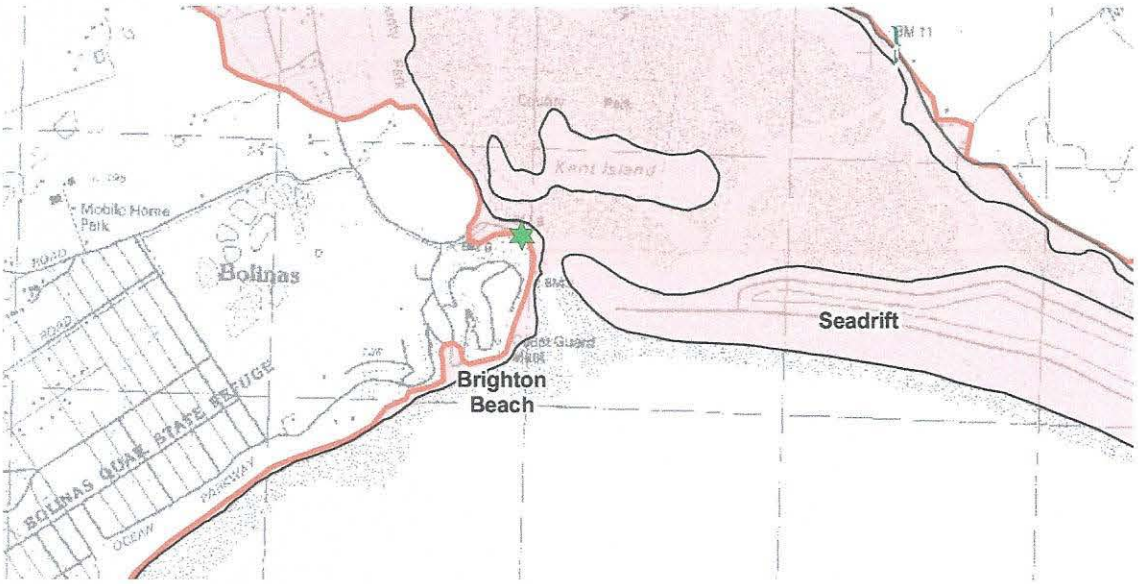
This proximity has not constituted a barrier to recent construction at CSU East Bay.

Tsunami Inundation Zones

The state of California publishes official tsunami inundation maps at: https://www.conservation.ca.gov/cgs/geohazards/tsunami/maps.

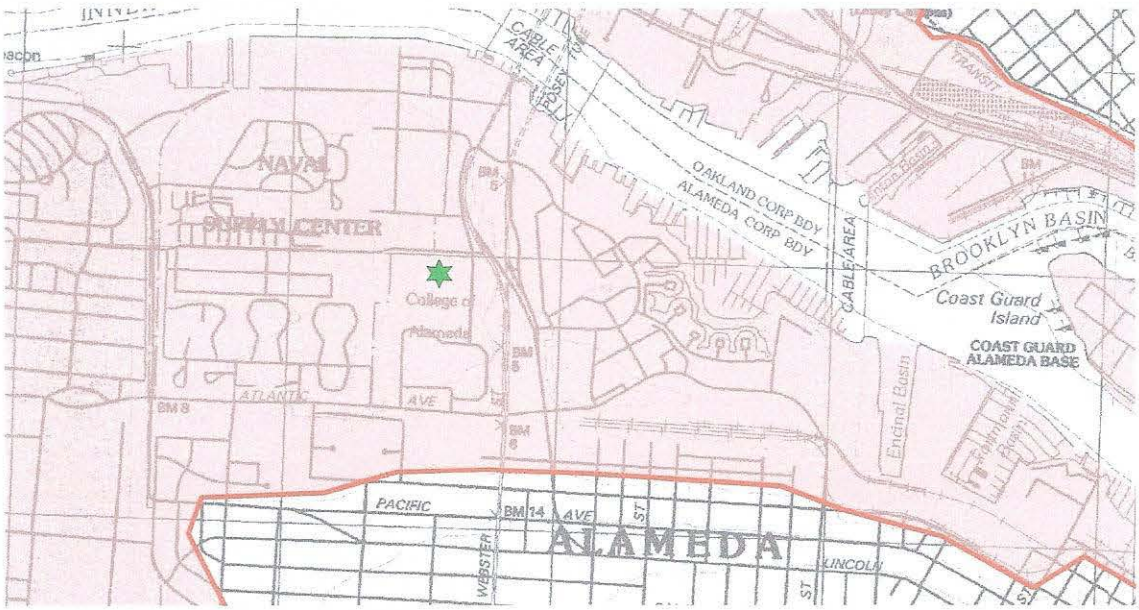
According to the methodology discussed on this site (https://www.conservation.ca.gov/cgs/Documents/Tsunami/AGU08_tsunami_poster.pdf), these maps represent a worst-case scenario of maximum expected tsunami height.

According to the mapping listed above, the 72 Wharf Rd. site (green star) appears to be on the edge of the tsunami inundation zone, as shown in this map:



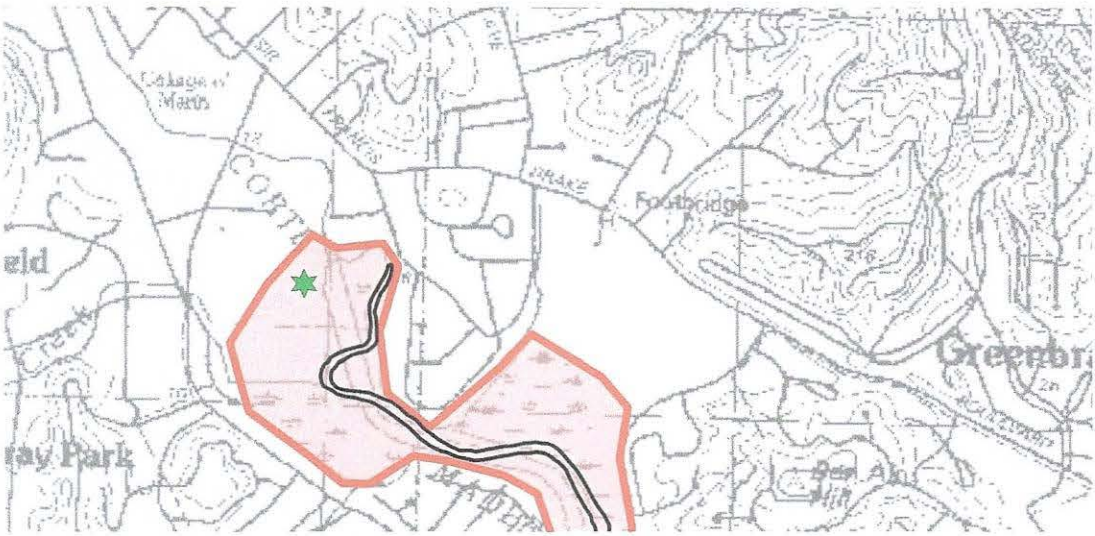
However, this site is not unique in its proximity to the tsunami inundation zone, nor is is the only community college affected by this issue.

College of Alameda (green star), for example, is entirely within this same tsunami inundation zone map, as shown below:



Presumably, this tsunami hazard did not preclude College of Alameda from being built, nor did it impose a restriction upon renovations.

Even more germane to the issue at hand, here is the tsunami inundation map for College of Marin. The Corte Madera Creek provides a connection between tsunami waves and part of the College of Marin Campus:



The green star indicates an area currently under construction, including the athletic track, swimming pool, softball field, and possibly the P13 parking lot.

It stands to reason that if being in a tsunami inundation zone precludes new construction at a site such as the Bolinas Marine Lab, then the on-going athletic area projects should be examined in this regard to determine if they are able to continue.

Wrap-up:

- many community college campuses face the same issues affecting the Bolinas Marine Lab
- these issues have not precluded new construction at these sites
- this publicly-available general information is meant to provide resources and to begin the conversation and is not a substitution for a formal study by a licensed geologist

Letter 3

COMMENTER: Julie Hanft, Bolinas Marine Lab Coalition

DATE: May 18, 2020

Response 3.1

The commenter states that their comment pertains to the Bolinas Field Station and that they have previously provided the enclosed information to the College of Marin. The commenter states that the Bolinas Field Station facility is exempt from the Field Act, and that therefore approval of the Division of the State Architect is not required for work at the site.

This comment does not address a specific environmental issue in the EIR and, therefore, no formal response is required by CEQA. However, the comment will become part of the administrative record and will be considered by the District's governing body. No changes or revisions to the Draft EIR are needed.

Response 3.2

The commenter states that the Faulting Investigation included as Mitigation Measure GEO-1 is not required because the location of the Bolinas Field Station property does not require such an investigation.

As stated on page 38 of the Initial Study (Appendix IS), pursuant to the provisions of the Alquist-Priolo Act, any project proposed in an earthquake fault zone must address the potential for surface fault rupture through a fault investigation. Therefore, Mitigation Measure GEO-1 for a site-specific fault investigation would be required. This requirement applies to the College of Marin and is necessary to protect the health and welfare of future occupants of the Bolinas Site. No changes or revisions to the Draft EIR are needed.

Response 3.3

The commenter provides supplemental notes on the Bolinas Marine Lab geology.

The supplemental notes are considered and incorporated into the responses above. No further response is required.

Letter 4

Comments

on the

Draft Environmental Impact Report (DEIR)

for the

College of Marin
Facilities Master Plan
and
Learning Resource Center

Dr. Paul G. da Silva

Professor
Department of Life and Earth Sciences
and Environmental Landscaping Program
College of Marin

May 2020

1. INTRODUCTION

When the California Environmental Quality Act (CEQA) became law in 1970, the main negative environmental impacts that worried most people were conversion of wild lands to urban and suburban development and pollution of air and water by particulate matter, sediment and toxins. That same year, the California Endangered Species Act (CESA) focused attention on a few individual species officially recognized as menaced with imminent extinction. In the ensuing years, our environment and the threats it faces have changed considerably. So have our human knowledge and perceptions. 4.1

Today, the original threats are still important. However, overshadowing them are **climate change** and **loss of biological diversity**, which have become recognized as major environmental crises (Mann and Kump 2009, IPBES 2019). This new reality has been recognized by the government of the State of California.

With respect to **climate change**, official California CEQA guidelines indicate very clearly that a holistic approach is required. They state:

"The focus of the lead agency's analysis should be on the project's effect on climate change, rather than simply focusing on the quantity of emissions and how that quantity of emissions compares to statewide or global emissions." (CGOPR 2018 § 15064.4, subd. (b).)

They furthermore add:

"The impacts analysis of greenhouse gas emissions is global in nature and thus should be considered in a broader context. A project's incremental contribution may be cumulatively considerable even if it appears relatively small compared to statewide, national or global emissions." (CGOPR 2018 § 15064.4, subd. (b).)

In the area of **biological diversity**, several state agencies collaborated on the California Biodiversity Initiative, which was endorsed officially by Executive Order B-54-18, signed by Governor Brown on September 7, 2018. It has seven areas of action: 1) Help Government Coordinate on Biodiversity Goals, 2) Improve Our Understanding of California's Biodiversity, 3) Improve Understanding and Protection of the State's Native Plants, 4) Manage Lands and Waters to Achieve Biodiversity Goals, 5) Restore and Protect Lands and Waters to Achieve Biodiversity Goals, 6) Educate Californians About Biodiversity and 7) Prioritize Collaboration and Partnerships (Anonymous 2018).

Together, the seven areas show that efforts to protect biological diversity must now go far beyond protecting endangered species in wild habitats. Specifically, Area 4 recognizes the need to enhance biological diversity in areas greatly modified by humans, and Area 5 recognizes the importance of restoring degraded areas and controlling invasive species. Especially relevant to the College of Marin is Area 7, which focuses on the imperative of educating Californians about biological diversity.

In current discussions of both the climate crisis and the biodiversity crisis, there is a broad consensus that **all land uses are important**. Conservation and restoration efforts historically have focused on natural areas and on protecting them in parks and reserves. However, the roles of urban and suburban areas in meeting the challenges of both of these crises is increasingly recognized (McPhearson et al. 2016, Pickett et al. 2016).

2. The Importance of Wild and Cultivated Plants

4.2

Plants are at the heart of both the climate crisis and the biodiversity crisis. Plants **sequester carbon** from the atmosphere carrying out photosynthesis and storing it in their tissues. They thus mitigate effects of combustion. Plants themselves are an important part of biological diversity, and they **support the rest of terrestrial food chains**, including animals and fungi. In any given area, native plants support the largest quantity of native animals (Tallamy 2009, Silva 2020b). In order to determine whether changes to plants negatively impact climate and biological diversity, appropriate **metrics** must be used.

Whether certain actions negatively or positively impact **carbon sequestration** depends on how they impact total photosynthesis and what happens to the carbon after it goes into the plants. Although ground-level and below-ground storage of carbon in litter roots, and soil may be significant, amounts of carbon in these compartments can be difficult to measure (Ryals *et al*. 2014). However, it is not difficult to get a general idea of increase or decrease in *total volume of photosynthetic tissue and woody tissue*. The total numbers and sizes of woody and non-woody plants can be combined to give a rough measure of this.

In order to determine whether changes to plants positively or negatively impact **biological diversity**, the different components must be addressed. The first mentioned is usually *species richness*, which can be documented by counting the species. Next comes *species evenness*, which can be calculated after some measure of abundance per species is taken. These two metrics can give directly an indication of diversity.

Although sometimes one number is calculated from these according a formula such as that of the Shannon-Wiener index, use of a single number for diversity can be misleading. A *species list* with information on species abundance is much more revealing.

Other measures of the plant life can give indications of diversity of non-plant groups. Because the proportions of native plant-feeding insects and native insect-eating birds in an area, as well as the number of fish in the waterways nearby, are strongly correlated with the proportions of native plants and amount of plant tissue present, the total volume of native plant tissue can be a proxy for the diversity of these groups (D. Tallamy, 2019, pers. comm.). In the mediterranean climate of Marin, evergreen plants play an important role in protecting the soil, which itself is a habit for insects, fungi and other organisms. Furthermore, a layered vegetation of evergreen trees and shrubs can help water infiltration and slow runoff to watercourses, benefiting aquatic life. When the overall landscape includes all of these groups of organisms, it is likely to have high *functional diversity.*

Genetic diversity is not usually directly measured in large-scale surveys. However, the *sources* of the plants in the landscape can give some indication of this. Using a variety of propagules from within a local watershed is the "gold standard" for protecting genetic diversity and adaptation to local sites.

3. The Two Biggest General Deficiencies of the DEIR with Respect to Plants

4.3

In general, the DEIR asserts that there will be minimal and acceptable negative environmental impacts from the actions described in all alternative. There are two majo problems with this assertion. First, almost **no information is provided on the plants** in the immediate project areas that could serve as a basis for an argument supporting this conclusion. Second, **many of the projects have already been completed** and **have caused unacceptable damage**, and perhaps more importantly, damage that could have been avoided or mitigated.

As already mentioned, effects on plants can only be determined if there is information on their characteristics. Lacking in the DEIR are species lists, measures of abundance, and proportions of native/introduced, evergreen/deciduous or locally-grown/imported plants, as they existed before the projects were undertaken. If there is no before-project information and no indication of what the corresponding post-project information might be, how can a prediction *any* kind of impact be credible?

Lest the objection be raised that gathering such information as not feasible, it is important to point out that much of it has already been collected in the past by students, faculty and staff of the college. Over a half-century ago, two students, working with no budget, produced the most comprehensive inventory of woody plants on the Kentfield campus (Wunner and Preddy 1964). Current professors, students and campus gardeners could have easily produced modern, more complete information sets if only their help had been requested.

Perhaps more importantly, several of the projects have already been completed or are nearing completion, and negative impacts are already apparent. This is a highly unusual comment on a DEIR, but then this is a very unusual DEIR. Normally, a DEIR does its best to predict the potential impact of a project and is certified before the project commences. In this case, the final EIR is not expected to be certified until June, 2020, yet it indicates that several of the projects included have completion dates of early 2020 (Page 2-12).

The negative impacts of changes to landscaping on both campuses have been documented in more detail elsewhere (Silva 2020), but a few are summarized briefly under the following five headings.

a**.** <u>Destruction of Native Plants and Replacement with Non-Native Plants</u>

4.4

Many of the native plants destroyed were known to be valuable habitat for native animals. Some of the non-natives planted actually represent hazards for wildlife. Information on alternatives to the non-natives that were planted is readily available (Bornstein *et al*. 2015)

<u>b. Expansion of Artificial Turf and English-Style Lawns</u>

4.5

These are two of the most environmentally-damaging forms of landscaping. Both reduce water infiltration and increase runoff. English-style lawns are widely known to be maladapted to Marin's mediterranean climate and to pose risks to well-adapted nearby species, particularly native oaks (Bornstein 2011, McCreary 2011). They also have minimal habitat value. They typically require high energy fertilizer and pesticide inputs Artificial turf has next to no habitat value and offers the long-term potential for chemical pollution of watersheds (Cheng *et al.* 2014, Kaminski 2019). For this reason, alternatives to these damaging types of landscaping are widely promoted as "best practices" for Marin (McMillan 2020).

c. Cutting of Trees and Shrubs

Cutting of trees and shrubs on a large scale eliminates habitat and reduces total photosynthesis. The general impression is that there has been a net loss of plant cover and woody biomass on both campuses. While re-growth can restore both habitat and photosynthesis in due time, it is important to plan for it before the cutting takes place to ensure that the desired plants are the ones doing most of the new growing. This was not done. 4.6

d. Indiscriminate Spreading of Wood Chips

While mulches can have great value in water conservation and maintenance of soil fertility, they can also have negative impacts. Some areas of bare soil are important as habitat for animals (Bauer 2012) and for germination of some seeds. The greatest potential for negative impacts of the wood chip spreading was at IVC, where they were placed on top of diverse mixtures of native annual and perennial herbaceous plants. In areas where thick chip layers were applied, the seed banks and perennating plant parts of native species may be suppressed for years, facilitating spread of invasive species (Silva 2020a) 4.7

d. Introduction of Inappropriate Genetic Material

This was particularly a problem at IVC, where exotic species and cultivars were introduced into native oak woodland habitat. This is particularly troubling in light of well-publicized efforts to educate the public about the right way to restore oak woodlands in the wake of the North Bay fires of 2017 (Morrison 2018). 4.8

e. Lack of Attention Paid to Invasive Species

Perplexingly, at the same time many valuable native plants were removed, well-known invasive species such as French broom (*Genista monspessulana*), Himalayan blackberry (*Rubus armeniacus*) and fennel (*Foeniculum vulgare*) were left in many places, while plants with known invasive potential were planted. Furthermore, construction in general produces soil disturbance that favors invasive species. Thus it is important to have good re-vegetation plans in place before construction starts. This was not the case in these projects. 4.9

CEQA requires **cumulative impact** to be assessed. The cumulative negative impact of all of these actions was greater than any single impact. All could could have been avoided without hindering progress toward the project goals. Indeed, as will be explained further in the last section of these comments, important educational goals would have been met much better if the damage had not been caused

4.10

4. Specific Sections of the DEIR

As discussed above, absence of information about plants in the immediate project areas is a major general flaw in the whole report. However, there are also specific areas of the report that merit more detailed comments, and these will now be discussed individually.

4.11

Section 2.5.2 on page 2-16

The Tree Study Project at IVC is described as an ongoing project, and significant numbers of trees have already been cut down on the IVC campus. However, this project is listed in the group of projects that "have not been analyzed for potential environmental impacts in this EIR, and would require subsequent environmental analysis and approval prior to implementation."

Section 3.2 on Page 3-3

4.12

Here the statement is made that seven bay trees will be removed in 2021 as part of the Jonas Center pedestrian bridge project at IVC, and that future environmental review will occur. This is a good, clear statement that includes the species name and the number of individuals to be affected. It should have been emulated for all of the other projects involving modifications to plants on the two campuses

Section 4.1.1b on Page 4-1-10

Understory in the oak-bay woodland at IVC is much more complex than described. Although some areas have high dominance by introduced grasses, others have high proportions of native annual and perennials herbs. Faculty, students and neighbors are familiar with displays of spring flowers of many species in many genera; these include *Ranunculus, Iris*, *Clarkia*, *Lupinus*, *Osmorhiza*, *Diplacus*, *Sidalcea, Camissonia*, *Eschscholzia* and *Stachys*. Areas of high concentrations of these native plant should have been marked and protected from damage.

4.13

Notably missing from descriptions of shrubs at IVC are the many large specimens of the Parry manzanita, *Arctostaphylos manzanita ssp. manzanita*. Some of these are larger than a person and of great age. They are among the plant landmarks of the campus.

At Kentfield, although there are currently precious few riparian species immediately adjacent to the concrete channel, some still occur on what probably was the old flood plain some distance from it. These include box elder (*Acer negundo var. californicum*) and ash *(Fraxinus latifolia*).

There is distinctive shrubby vegetation that characterizes the creek bed at IVC. Here are found species such as snowberry (*Symphoricarpus mollis*) and several ferns, including the distinctive California maidenhair (*Adiantum jordani*).

Section 4.1.1c on Page 4-1-16

The description of the Kentfield campus as "almost entirely developed" is correct, but it is **not** correct that "**all** vegetation that occurs has been planted as part of the landscaping. Before the projects began, there were significant numbers of old valley oaks (*Quercus lobata*) whose size and location indicate that they were not planted by college personnel. Several large specimens of ash *(Fraxinus latifolia*) probably belong in this category as well. Other native vegetation probably was "planted" by birds from locally-grown seed. This includes toyon (*Heteromeles arbutifolia*), madrone (*Arbutus menziesii*) and coast live oak (*Quercus agrifolia*). 4.14

Section 4.1.1e on Page 4-1-20

Both the larger Corte Madera Creek watershed and the Ignacio Creek watershed should be considered wildlife corridors. 4.15

Section 4.1.2b on Page 4.1-22

Once again, the statement "..the Kentfield campus is almost entirely developed" is correct, but the following words "...and habitat for native plants and wildlife is limited." may give a misleading impression. As discussed earlier, modern ecologists recognize the importance of urban and suburban habitats for wildlife. COM faculty and staff had been attempting to increase the habitat value of the campus before their efforts were sabotaged by the projects that are the subject of the DEIR (Silva 2020a). 4.16

Although past interpretations of CEQA have included a reductionist logic that only focuses on special-status species, it is important to avoid becoming too myopic in the process. A good general idea of the habitat value of the Kentfield campus can be given by the number of species of native birds that use it. The campus is part of the annual Audubon Southern Marin Christmas Bird Count. Because this count reports data from many parcels in southern Marin, it is difficult to dis-aggregate the data from just the Kentfield campus. However, because COM faculty have been leaders and participants in this count, they can provide useful information on the birds of the Kentfield campus.

In recent years, the KTD counts have been in the neighborhood of 40-50 species. Of that total, perhaps a little more than half use the central campus area, with the rest being more restricted to the more natural areas of the creek near the Ecology Study Area. Of course the numbers only give part of the story. Species lists and maps would give a better idea of the diversity present. It is significant that waterfowl such as mallards (*Anas platyrhynchos*) and mergansers (*Mergus merganser*) are regularly seen swimming within the concrete channel, and that other species associated with water such as the black-crowned night heron (*Nycticorax nycticorax*) have roosted away from the creek on higher parts of the central campus.

Several non-listed birds have been negatively impacted by the artificial turf installation. These include Canada geese (*Branta canadensis*), regarded by many as a pest species. However cackling geese (*Branta hutchinsii*) and the subspecies known as Aleutian geese (*Branta hutchinsii leucopareia*) also disappeared from the fields once they were converted to artificial turf.

There is concern about another common species, the cliff swallow (*Petrochelidon pyrrhonota*), that has long nested on the Physical Education Building and continues to nest at Kent Middle School. (W. Lenarz, *pers. comm*. 2020)

Impact BIO-4 n Page 4.1-29

As mentioned earlier, the entire Kentfield campus lies within the larger Corte Madera Creek watershed, which is a migration corridor linking San Francisco Bay and the higher middle parts of the county. At White Hill, it meets another corridor, the San Geronimo Vally, which runs along Lagunitas Creek to Tomales Bay. 4.17

It does not logically follow that just because an area has been “disturbed” in the past, no significant impacts could possibly come from more disturbance. Every place on Earth has been disturbed many times. The kind, intensity and frequency of disturbances must be described.

Once again, habitat value for animals depends to a large extent on the plants of an area. Therefore the plant composition of an area must be described, and proposed changes to the plants must be stated clearly. This also can give a general idea of the impact on total photosynthesis, which in turn affects a project's impact on climate change, which in turn is expressly required by CEQA.

The plants existing in 2018 in the immediate vicinity of the Learning Resource Center were the following (one plant each except for the Virgina creeper, poppies and salvias):

Trees:
Coast Live Oak (*Quercus agrifolia*)
African Sumac (*Searsia lancea*)
Birch (*Betula* sp.)
Plum (*Prunus* sp.)
Crape Myrtle (*Lagerstroemia indica*)
Fig (*Ficus carica*)
Camphor (*Cinnamomum camphora)*

Shrubs:
Pineapple Guava (*Acca sellowiana*)
Victorian Box (*Pittosporum undulatum*)
Bamboo (*Phyllostachys* sp.)
Blue Potato Bush (Lycianthes rantonnetii)
Philodendron (*Philodendron bipinnatifidum*)
Azalea (*Rhododendron* cv)
Yucca (*Yucca* sp.)
Chain Fern (*Woodwardia* sp.)
Chaparral Currant (*Ribes malvaceum*)
Dwarf coyote brush (*Baccharis pilularis*)
Salvia (*Salvia* sp.)

Vines:
Virginia Creeper (*Parthnocissus tricuspidata*)

Groundcovers:
English Ivy *(Hedera helix*)
Periwinkle (*Vinca minor)*

Herbs:
California poppy (*Eschscholzia californica*)

Obviously, it cannot be expected and is not necessarily desirable that all will be saved. Thus there will be changes to the vegetation, and this will affect the area's habitat value (and biodiversity) as well as its total biomass (and thus contribution to carbon balance).

The important question is, “How will the change be planned so that the net environmental impact will be positive rather than negative?”

5. Concerns Specific to the DEIR of an Educational Institution

Although CEQA does not require social changes themselves to be significant, these can be considered in determining whether a physical change is significant. From the time of John Dewey, it has been widely accepted that the main goal of an educational institution is to encourage a particular kind of social change, namely learning and the improvement in society that results from learning in all of its members. 4.18

Moreover, effective environmental education has a special link to its physical environment. As two leading environmental educators have written:

“Ideally, our educational institutions need physical makeovers. Spending every day in schools that architecturally isolate students from nature by their very design is a powerful object lesson, regardless of what is begin taught inside the walls. It is hard for students to make relevant connections to natural processes when they sit inside air-conditioned rooms that open on asphalt playgrounds or groomed lawns with concrete walkways. Learning spaces that incorporate elements like cross-ventilation, geothermal heating and cooling, solar electricity, indigenous plant species and wooded areas, waste reclamation systems, vegetable gardens and outdoor classroom areas are not only teaching entities but are working, relevant representations of our relationship to our natural surroundings.” (Saylan and Blumstein 2011)

At both the Kentfield and Indian Valley campuses of the College of Marin, environmentally-damaging changes to plant life in both more natural and more highly modified landscapes has occurred as a result of the projects treated in this DEIR. If these are seen as the examples to be followed, and thousands of students shape their attitudes on the basis of this experience, then they are likely to approve of many other such changes, multiplying the environmental damage to huge dimensions. Thus the social change will have made the physical change more significant, in an interaction exactly of the type required to be reported by CEQA.

Of course, one could argue that effective education needs bad examples to contrast with good examples. According to this logic, the College of Marin can play an important role by continuing to produce examples of how **not** to do landscape changes. However, it is difficult to envision how conscientious and dedicated faculty and staff of the college could be persuaded to accept this type of pedagogical approach.

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Letter 4

COMMENTER: Paul G. da Silva

DATE: May 18, 2020

Response 4.1

The commenter describes CEQA and general environmental concerns.

This comment does not address a specific environmental issue in the EIR and, therefore, no formal response is required by CEQA. However, the comment will become part of the administrative record and will be considered by the District's governing body.

Response 4.2

The commenter describes the importance of plants in regard to climate change and biodiversity.

This comment does not address a specific environmental issue in the EIR and, therefore, no formal response is required by CEQA. However, the comment will become part of the administrative record and will be considered by the District's governing body.

Response 4.3

The commenter states that the EIR provides almost no information on plants found at the project sites. The commenter states that many of the projects described in the EIR have already been completed. The commenter questions the credibility of predictions that were made without before-project information.

The Draft EIR, Section 4.1.b. *Environmental Setting*, includes a description of vegetation communities/habitats within the project sites, including grassland/agriculture, oak/bay woodland, riparian, developed/ornamental landscaping, tidal marsh, tidal estuary, and riverine streams and drainages. A list of plant species found in each of these categories is provided in this section. Draft EIR Section 4.1.c., *Special Status Species*, and Appendix BIO include a description of special status plant species that have the potential to occur and are known to occur with the project sites. No changes or revisions to the Draft EIR are needed.

Several projects were completed prior to the Draft EIR for the FMP program, particularly on the Indian Valley Campus; however, those projects underwent separate environmental review that was incorporated and referenced in the Draft EIR and Initial Study.

The Draft EIR Section 4.1.b. *Environmental Setting*, provides a description of baseline conditions as required by CEQA.

Response 4.4

The commenter states that landscaping at the College of Marin has had negative effects. The commenter states that native plants which provide habitat have been replaced with non-native plants, some of which are hazardous to wildlife.

This comment does not address a specific environmental issue in the EIR and, therefore, no formal response is required by CEQA. However, the comment will become part of the administrative record and will be considered by the District's governing body. No changes or revisions to the Draft EIR are needed.

Response 4.5

The commenter states that expansion of artificial turn and English-style lawns are environmentally-damaging landscape forms that have been used at the College of Marin.

This comment does not address a specific environmental issue in the EIR and, therefore, no formal response is required by CEQA. However, the comment will become part of the administrative record and will be considered by the District's governing body. No changes or revisions to the Draft EIR are needed.

Response 4.6

The commenter states that cutting of trees and shrubs without proper planning has occurred at the College of Marin.

This comment does not address a specific environmental issue in the EIR and, therefore, no formal response is required by CEQA. However, the comment will become part of the administrative record and will be considered by the District's governing body. No changes or revisions to the Draft EIR are needed.

Response 4.7

The commenter states that indiscriminate and harmful spreading of wood chips has occurred at the College of Marin.

This comment does not address a specific environmental issue in the EIR and, therefore, no formal response is required by CEQA. However, the comment will become part of the administrative record and will be considered by the District's governing body. No changes or revisions to the Draft EIR are needed.

Response 4.8

The commenter states that introduction of inappropriate genetic material has occurred at the College of Marin.

This comment does not address a specific environmental issue in the EIR and, therefore, no formal response is required by CEQA. However, the comment will become part of the administrative record and will be considered by the District's governing body. No changes or revisions to the Draft EIR are needed.

Response 4.9

The commenter states that a lack of attention has been paid to invasive species.

This comment does not address a specific environmental issue in the EIR and, therefore, no formal response is required by CEQA. However, the comment will become part of the administrative record and will be considered by the District's governing body.

Response 4.10

The commenter states that a cumulative impact has occurred regarding construction activity and inattention to invasive species.

See Draft EIR Section 4.1.3, *Cumulative Impacts* for a discussion of cumulative impacts to biological resources. As described in Section 4.1.3, the proposed FMP projects would not contribute directly to cumulative biological resource impacts in the City of Novato or Marin County, and with implementation of Mitigation Measures BIO-1 through BIO-8, potential FMP program and LRC project impacts to special-status species and wetlands would be reduced to less than significant levels. No changes or revisions to the Draft EIR are needed.

Response 4.11

The commenter states that the EIR provides inadequate information about plants. The commenter states that the Tree Study Project at Indian Valley Campus is on-going but is not analyzed in the EIR.

See Response 4.3. The Tree Study and Removal Project is listed as cancelled under Draft EIR Section 2.5.2, *FMP Projects Not Included in Analysis*. The District is not currently pursuing this project. No changes or revisions to the Draft EIR are needed.

Response 4.12

The commenter states that the EIR discussion of tree removal at the Jonas Center pedestrian bridge is adequate and should be emulated for other project discussions in the EIR.

The Jonas Center pedestrian bridge was described in Draft EIR Section 3.2, *Cumulative Development* as a cumulative project. The description of the loss of seven trees was provided by the Initial Study-Mitigated Negative Declaration for the Jonas Community Center and Miwok Wellness Center (Impact Sciences 2018). The Jonas Center pedestrian bridge project will be covered under a separate CEQA environmental review document and is subject to a Streambed Alteration Agreement with the California Department of Fish and Wildlife, which requires an analysis of the loss of individual trees. Per CEQA Guidelines Appendix G checklist, the Draft EIR describes vegetation communities/habitats as well as special status plant species in the context of existing conditions (see Response 4.3 above) and project impacts and mitigation measures (see Draft EIR Section 4.1.2, *Impact Analysis*). As described in Section 4.1.2, the District does not have a tree protection and replacement ordinance or policy, and therefore the Draft EIR does not analyze the loss of individual trees by project component unless they are part of an identified sensitive habitat. Since no sensitive habitat was identified on the campus sites affected by the planning program, the loss of individual landscape specimen trees is not analyzed. No changes or revisions to the Draft EIR are needed.

Response 4.13

The commenter states that the oak-bay woodland at Indian Valley Campus is more complex than described in the EIR. The commenter provides a description of the habitat.

The species provided in the comment are consistent with the vegetation community/habitat types oak/bay woodland and riparian, which are described as sensitive natural communities in Draft EIR Section 4.1.c, *Special Status Species*. The presence of these species (several of which were listed as observed in the Draft EIR) does not alter either the community designations or the sensitivity status of these designations. According to Draft EIR Section 4.1.2, *Impact Analysis*, the projects would not result in impacts to sensitive natural communities, including oak/bay woodland and riparian. No changes or revisions to the Draft EIR are needed.

Response 4.14

The commenter states that the EIR incorrectly indicates that "all vegetation that occurs has been planted as part of the landscaping" at the Kentfield campus.

The commenter has added the word "all" to the text. The text as it is written in the EIR does not include the word "all" (see Draft EIR page 4-1-16). Draft EIR Figure 4.1-1a, *Kentfield Campus Habitat Types*, depicts a variety of habitats including annual grassland, freshwater creek, oak/bay woodland, riparian, and tidal marsh, in addition to urban/developed. See Response 4.3 above. Draft EIR Section 4.1.b., *Environmental Setting*, describes these vegetation communities/habitats within the project sites. No changes or revisions to the Draft EIR are needed.

Response 4.15

The commenter states that the larger Corte Madera Creek watershed and the Ignacio Creek watershed should be considered wildlife corridors.

As described in Draft EIR Section 4.1.2, *Impact Analysis*, no established or recognized movement corridors or wildlife connectivity areas were identified on the Kentfield Campus or Indian Valley Campus. Corte Madera Creek runs through the Kentfield Campus and is entirely channelized and lined with concrete on the campus property. Project construction activities would not disturb the creek or adjacent landscaped areas.

Ignacio Creek bisects the Indian Valley Campus and may provide limited wildlife movement, but planned projects are mostly limited to existing facilities in previously developed areas, and would avoid Ignacio Creek and the adjacent open space.

Neither Corte Madera Creek nor Ignacio Creek would be impacted by the proposed FMP program or LRC project. No changes or revisions to the Draft EIR are needed.

Response 4.16

The commenter states that the description of limited habitat at the Kentfield campus is misleading due to the importance of urban and suburban wildlife habitat. The commenter describes the value of non-special status species that are underemphasized in CEQA analysis.

Per CEQA Guidelines Appendix G checklist, the Draft EIR describes vegetation communities/habitats as well as special status plant species and wildlife movement in the context of existing conditions (see Response 4.3 above) and project impacts and mitigation measures (see Draft EIR Section 4.1.2, *Impact Analysis*). As described in Section 4.1.2, impacts to the habitat of non-special status species are addressed in terms of the impacts to habitats and to wildlife movement. With implementation of Mitigation Measures BIO-1 through BIO-8, potential program and project impacts would be reduced to less than significant levels. No changes or revisions to the Draft EIR are needed.

Response 4.17

The commenter states that the entire Kentfield campus is within the larger Corte Madera Creek watershed, which is involved in broader wildlife connectivity. The commenter states that, therefore, prior disturbance to the area does not preclude the possibility of significant impacts. The commenter lists plant species that may occur in the vicinity of the Learning Resource Center.

See Response 4.14 above. Project construction activities would not disturb Corte Madera Creek or adjacent landscaped areas. Therefore, there would be no significant impacts to riparian environments.

Regarding the list of plant species observed in the vicinity of the LRC, the species provided in the comment are consistent with the vegetation community/habitat types mapped in the vicinity of the LRC. No changes or revisions to the Draft EIR are needed.

Response 4.18

The commenter states that social changes can be considered in determining the significance of physical impacts. The commenter states that projects analyzed in the EIR have resulted in environmentally-damaging changes to plants.

Per CEQA Guidelines Appendix G, the Draft EIR describes biological resources in the context of existing conditions (see Response 4.3 above) and the impacts from the physical development and long-term use activity supported by the development. Mitigation measures (see Draft EIR Section 4.1.2, *Impact Analysis*) are applied when these short- and long-term actions would impact biological resources. CEQA Guidelines Appendix G checklist does not address social change dynamics as a factor affecting biological resources per se. No changes or revisions to the Draft EIR are needed.