College of Marin Facilities Master Plan and Learning Resources Center

Draft Environmental Impact Report

SCH #2019110285

prepared by

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

prepared with the assistance of

Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, California 94612

June 2020

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Environmental Scientists | Planners | Engineers
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Table of Contents

Tables

Figures

Appendices

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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

Executive Summary

This Environmental Impact Report (EIR) analyzes the environmental effects of the proposed College of Marin Facilities Master Plan (FMP) program and the Learning Resources Center (LRC) project This EIR serves as both a programmatic EIR for the FMP program and a project EIR for the LRC project.

This section summarizes the characteristics of, alternatives to, and environmental impacts and mitigation measures associated with the proposed project.

Project Synopsis

Project Applicant

Marin Community College District

Lead Agency Contact Person

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

Project Description

This EIR has been prepared to examine the potential environmental effects of the FMP program and LRC project. The following is a summary of the full project description, which can be found in Chapter 2, *Project Description*.

Facilities Master Plan

The FMP, with the aid of voter approved Bond Measure B, would fund improvements at the College of Marin's two campuses and the Bolinas site. This bond funding allows the District to implement a suite of projects at its sites identified by the FMP process. Projects included in the FMP are capital improvements and repair projects, retrofit projects, and new facilities. Projects on the Kentfield Campus include five facilities with capital improvements and repairs, one retrofit project (Fusselman Hall), and three new facility projects (Athletic Complex, Maintenance and Operations Building, and the LRC). Other projects on the Kentfield Campus would include swing space, the Kent Avenue Maintenance Facilities Demolition project, the Corte Madera Creek Mitigation, and general site improvements and utilities upgrades.

The Indian Valley Campus would include four facilities with capital improvements and repairs, two retrofit projects (Buildings 12 and 17), and three new facilities (Ohlone Cluster, Organic Farm/Garden Enhancements, and the Miwok Center). Other projects on the Indian Valley Campus would include general site improvements and accessibility upgrades, and the Ohlone Cluster Demolition Project.

The project on the Bolinas site would involve complete demolition of the existing structures located at 72 Wharf Road and construction of a new classroom facility on the same site. The new facility would be a single-story, 2,416-square foot structure and would include a laboratory classroom, office, storage, restrooms, and five parking spaces. The new facility would be used for science classes and other programming at the College of Marin.

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 85,000 square-feet which would be slightly larger than the existing structure. Accessible parking spaces and ramps would be installed to comply with the most recent ADA requirements.

Project Objectives

The overall FMP program and the LRC project share the following objectives, for the Kentfield and Indian Valley campuses, and the Bolinas site:

1. Provide the new facilities and campus improvements necessary for the Marin Community College District to achieve academic excellence and serve students seeking a variety of educational outcomes, including transfer to four-year universities, associate degrees and certificates, career technical education, and basic skills improvement
2. Meet the needs of current and future students by providing state-of-the-art facilities capable of accommodating a wide range of educational experiences and instructional approaches that span a variety of disciplines
3. Revitalize outdated facilities that are unable to provide students the resources they need to learn and grow effectively
4. Foster vibrant on-campus environments conducive to collaboration between students, staff, and surrounding communities

Alternatives

The California Environmental Quality Act (CEQA) requires that an EIR examine alternatives to the proposed project and program. Two alternatives were studied, along with the No Project alternative, in Chapter 6, *Project Alternatives*. Based on the analysis, Alternative 2 was determined to be the environmentally superior alternative.

- Alternative 1: No Project
- Alternative 2: Renovation Only, No New Construction
- Alternative 3: Mix of Renovations and New Construction

Alternative 1 (No Project) assumes the program would not be implemented. The Kentfield and Indian Valley campuses and the Bolinas site would remain as they are. There would be no building demolition or new construction. Standard maintenance and repairs of buildings would continue, but renovations and major repairs would not be undertaken. Under this alternative, structures would continue to degrade, and structures would not be updated to comply with current CBC and ADA

requirements. Without major renovation, existing structures would eventually deteriorate to the point that they become unsafe for use.

Alternative 2 (Renovation Only, No New Construction) assumes that the program would allow for the renovation and reuse of the existing buildings on the Kentfield and Indian Valley Campuses. Under this alternative, the new construction described for the proposed program would not occur on either of the campuses and only renovations would be performed at the Bolinas site. Impacts under this alternative could be potentially significant as they relate to the deterioration of the Bolinas site. The structures, dock, and retaining wall at the Bolinas site are in an advanced state of deterioration and/or subject to complete failure in the event of seismic activity, tsunami, and sea level rise.

Alternative 3 (Mix of Renovations and New Construction) assumes that the program would allow for the retrofit, renovation, and repair of the existing buildings on the Kentfield campus. In addition, under this alternative, the program would allow for the renovation, reuse, and demolition and rebuild of structures on the Indian Valley campus. However, projects would be scaled back on the Kentfield and Indian Valley campuses. This alternative would also allow for the structures on the Bolinas site to demolished and rebuilt.

Refer to Section 6, *Alternatives*, for a complete analysis of alternatives.

Areas of Known Controversy

The EIR scoping process identified the project's proximity to Kentfield School District, construction and operational traffic of the project, and the proximity to Bolinas Lagoon to be areas of known controversy for the proposed project and proposed program. Chapter 1, *Introduction*, gives a summary of responses to the Notice of Preparation of a Draft EIR.

Issues to be Resolved

The proposed project would require the discretionary approval of the District Board of Trustees and further discretionary approvals from the following state and local agencies:

- Division of the State Architect
- County of Marin
- State Fire Marshall
- State Water Resources Control Board/San Francisco Bay Regional Water Quality Control Board
- Bay Area Air Quality Management District
- Central Marin Sanitation Agency
- Novato Sanitation District
- Bolinas Community Public Utility District

Issues Not Studied in Detail in the EIR

Table 5 in Section 1.4 summarizes issues from the environmental checklist addressed in the Initial Study (Appendix IS). As indicated in the Initial Study, no substantial evidence indicates that significant impacts would occur to the following issue areas: Aesthetics, Agricultural Resources, Air Quality, Energy, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality,

Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Utilities and Service Systems, and Wildfire. Impacts to Biological Resources, Cultural Resources, and Tribal Cultural Resources were found to be potentially significant; they are further analyzed in this EIR.

Summary of Impacts and Mitigation Measures

Table ES-1 summarizes the environmental impacts of the proposed project, proposed mitigation measures, and residual impacts (the impact after application of mitigation, if required). Impacts are categorized as follows:

- **Significant and Unavoidable.** An impact that cannot be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires a Statement of Overriding Considerations to be issued if the project is approved per CEQA Guidelines Section 15093.
- **Less than Significant with Mitigation Incorporated.** An impact that can be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires findings under CEQA Guidelines Section 15091.
- **Less than Significant.** An impact that may be adverse, but does not exceed the threshold levels and does not require mitigation measures. However, mitigation measures that could further lessen the environmental effect may be suggested if readily available and easily achievable.
- **No Impact:** The proposed project would have no effect on environmental conditions or would reduce existing environmental problems or hazards.

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-REV)		
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
Air Quality		
Impact a. Would the project conflict with or obstruct implementation of the applicable air quality plan? Impacts would be less than significant with mitigation incorporated.	See TRA-2: Transportation Demand Management Program.	Less than significant

Impact	Mitigation Measure (s)	Residual Impact
Impact b. Would the project result in a cumulatively-considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard? Impacts would be less than significant with mitigation incorporated.	**AQ-1: New Facility Air Quality Assessment.** Prior to the start of construction of New Facility projects, quantitative air quality assessments shall be prepared to assess potential impacts to air quality that could result from construction and operation. Air quality assessments shall conservatively estimate the maximum daily emission of ROG, NO_x, CO, PM10, $PM_{2.5}$ and SO_x that could be produced during construction. If estimated emissions are above the BAAQMD construction or operation thresholds shown in Table 2, measures to reduce construction-related emissions shall be applied as needed. Measures to reduce construction emissions may include but are not limited to implementation of a fugitive dust control plan or the use of use of electricity or alternative fuels for on-site mobile equipment instead of diesel, to the extent feasible.	Less than significant
	AQ-2: Construction Emission Reduction. New facility projects associated with the FMP shall be conditioned to reduce construction emissions of ROG, NO_x, CO, PM10 and $PM_{2.5}$ by implementing the BAAQMD's Basic Construction Mitigation Measures (described below) or equivalent, expanded, or modified measures based on project and site-specific conditions. **Basic Construction Mitigation Measures** 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, with priority given to the use of recycled water for this activity when feasible. 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping shall be prohibited. 4. All vehicle speeds on unpaved roads shall be limited to 15 mph. 5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. 6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points. 7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. 8. A publicly visible sign shall be posted with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.	Less than significant

Impact	Mitigation Measure (s)	Residual Impact
Geology and Soils		
Impact a.1. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Impacts would be less than significant with mitigation incorporated.	**GEO-1: Faulting Investigation.** Prior to the start of construction for the Bolinas Marine Field Station project, a fault investigation shall be prepared a professional geologist licensed by the State Board for Professional Engineers, Land Surveyors, and Geologists. The fault investigation shall be prepared pursuant to State Alquist-Priolo Special Studies Zone Guidelines and recommendations contained in the most recent edition of California Geological Society Special Publication 42, *Earthquake Fault Zones – A Guide for Government Agencies, Property Owners/Developers, and Geoscience Practitioners for Assessing Fault Rupture Hazards in California* (CGS 2018). Per recommendations from Special Publication 42, the fault investigation shall involve trenching, drilling and sampling, and/or other subsurface investigation measures deemed appropriate. A corresponding report shall be prepared that identifies the location and existence or absence of faults that occur on or adjacent to the site. The report shall provide recommendations for appropriate foundation setback distances or other structural measures in the event that a fault is located on or adjacent to the property. All recommendations provided in the geotechnical report shall be followed during planning, grading and construction at the site.	Less than significant
Impact a.2. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving seismic ground shaking? **Impact a.3.** Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction? **Impact c.** Would the project be located on a geologic unit or soil that is made unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse? **Impact d.** Would the project be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial risks to life or property? Impacts would be less than significant	**GEO-2: Geotechnical Investigation.** Prior to approval, a registered civil engineer and certified engineering geologist shall complete a geotechnical investigation specific to each New Facility project site and all proposed areas of excavation at the Kentfield campus, Indian Valley campus, and Bolinas Site. The geotechnical evaluation shall include, but not be limited to, an estimation of both vertical and horizontal anticipated peak ground accelerations and potential for liquefaction, soil expansion and landslides. Geotechnical investigation shall determine appropriate means of mitigating both structural as well as potential health hazards that could be associated with such development activities. Suitable measures to reduce liquefaction impacts could include one or more of the following techniques, as determined by a registered geotechnical engineer: ▪ Specialized design of foundations by a structural engineer ▪ Removal or treatment of liquefiable soils to reduce the potential for liquefaction ▪ Drainage to lower the groundwater table to below the level of liquefiable soil ▪ In-situ densification of soils or other alterations to the ground characteristics ▪ Other alterations to the ground characteristics The geotechnical investigation shall also identify depth to groundwater throughout the project site (including estimated variability over the life of the project) and provide methods to avoid adverse effects associated with encountering groundwater during project-related excavations, including but not limited to dewatering as necessary. The geotechnical report shall be subject to review and approval by the District. All recommendations provided in the geotechnical report shall be followed during grading and construction at the site.	Less than significant

Impact	Mitigation Measure (s)	Residual Impact
with mitigation incorporated.		
Impact b. Would the project result in substantial soil erosion or the loss of topsoil? Impacts would be less than significant with mitigation incorporated.	**GEO-3: Erosion Control Plan.** Construction contractors shall prepare and implement an Erosion Control Plan for all projects that would involve excavation and grading to minimize soil erosion. The Erosion Control Plan shall contain best management practices as follows: ▪ Excavation shall be limited to the dry season of the year (i.e., April 15 to November 1). ▪ Exposed soils shall be watered twice daily to prevent wind erosion. ▪ Silt fencing, straw bales composed of rice straw (that are certified to be free of weed seed), fiber rolls, gravel bags, mulching erosion control blankets, soil stabilizers, and storm drain filters shall be used, in conjunction with other methods, to prevent erosion throughout the entire project site and siltation of stream channels and detention basins. ▪ Temporary berms and sediment basins shall be constructed to avoid unnecessary siltation into local waterways during construction activities. ▪ Erosion controls that protect and stabilize stockpiles and exposed soils shall be used to prevent movement of materials. Potential erosion control devices include plastic sheeting held down with rocks or sandbags over stockpiles, silt fences, or berms of hay bales. ▪ Temporary stockpiling of excavated material shall be minimized. However, excavated material shall be stockpiled in areas where it cannot enter Corte Madera Creek. Available stockpiling sites at or near the project site shall be determined prior to the start of construction. ▪ Frequency of sediment removal from detention basins, location of spoil disposal, locations and types of erosion and sediment control structures, and materials that would be used on-site during construction activities shall be specified. ▪ Upon completion of project construction, all exposed soils present in and around the project site shall be stabilized within seven days. Exposed soils shall be mulched to prevent sediment runoff and transport. All mulches, except hydro-mulch, shall be applied in a layer not less than two inches deep. Where feasible, all mulches shall be kneaded or tracked-in with track marks parallel to the contour, and tackified as necessary to prevent excessive movement. All exposed soils and fills shall be revegetated with deep-rooted, native, drought tolerant species to minimize slope failure and erosion potential. Geotextile binding fabrics shall be used if necessary, to hold slope soils until vegetation is established. ▪ An adequate supply of erosion control materials (gravel, straw bales, shovels, etc.) shall be maintained on-site to facilitate a quick response to unanticipated storm events or emergencies.	Less than significant

Impact	Mitigation Measure (s)	Residual Impact
Impact f. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? Impacts would be less than significant with mitigation incorporated.	**GEO-4: Unanticipated Discovery of Paleontological Resources.** In the event an unanticipated fossil discovery is made during construction, in accordance with Society of Vertebrate Paleontology 2010 guidelines, construction shall stop within 50 feet of the find and a qualified professional paleontologist shall be retained to evaluate the discovery, determine its significance and if additional mitigation or treatment is warranted. Work in the area of the find will resume once the find is properly documented and authorization is given to resume construction work. Any significant paleontological resources found during construction monitoring will be prepared, identified, analyzed, and permanently curated in an approved regional museum repository, such as the University of California Museum of Paleontology.	Less than significant
Greenhouse Gas Emissions		
Impact a. Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment? Impacts would be less than significant with mitigation incorporated.	**GHG-1: New Facility GHG Assessment.** Prior to the start of construction of all New Facility projects, quantitative GHG assessments shall be prepared to assess potential for GHG emission during operation. GHG assessments shall conservatively estimate the annual emission of CO_2e associated with the operation of new facilities. If estimated CO_2e emissions are above the BAAQMD's bright line threshold of 1,100 MT of CO_2e, mandatory measures to reduce operational emissions shall be applied as needed. Measures may include but are not limited to the implementation of a Greenhouse Gas Reduction Plan, the components of which would reduce GHG emissions below the BAAQMD's bright line threshold. If required, the GHG Reduction Plan may include, but is not limited to the installation of additional solar panels to reduce the District's electricity use and the purchase of emissions reduction credits to offset emissions.	Less than significant
Hydrology and Water Quality		
Impact a. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? Impacts would be less than significant with mitigation incorporated.	**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. ▪ The collection and disposal of all pollutants originating from construction equipment shall be identified by the construction manager. During construction activities, washing of concrete, paint, or equipment shall occur only in designated areas greater than 100 feet from riparian areas where polluted water and materials can be contained for subsequent removal from the site. Washing shall not be allowed within 100 feet of creeks and other waterbodies. Plastic shall be placed over any ground surface where fueling or equipment maintenance is to occur. Drip pans shall be placed under equipment parked on site. ▪ Temporary storage of construction equipment shall be limited to a minimum of 100 feet away from creeks and other waterbodies.	Less than significant

Impact	Mitigation Measure (s)	Residual Impact
Noise		
Impact a. Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? Impacts would be less than significant with mitigation incorporated.	**NOI-1: Construction Hours.** Project construction activities shall be conducted in accordance with the construction hours limitations of the County of Marin and the City of Novato, as applicable. Construction activity at the Kentfield Campus and Bolinas Site shall be limited to Monday through Friday, 7:00 a.m. to 6:00 p.m.; Saturdays, 9:00 a.m. to 5:00 p.m.; and prohibited on Sundays and Holidays. Construction activity at the Indian Valley Campus shall be limited to 7:00 a.m. to 6:00 p.m. on weekdays; 10:00 a.m. to 5:00 p.m. on Saturdays; and prohibited on Sundays and holidays. **NOI-2: Construction Noise Complaint Line.** The College of Marin shall provide a non-automated telephone number for local residents and employees to call to submit complaints associated with construction noise. The applicant shall keep a log of complaints and shall address complaints as feasible to minimize noise issues for neighbors.	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 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	Less than significant

Impact	Mitigation Measure (s)	Residual Impact
	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. **TRA-2: Transportation Demand Management Program.** Prior to operation of the Bolinas Marine Field Station, the District shall develop and implement and Transportation Demand Management (TDM) plan with provisions to achieve a 15 percent reduction (maximum of 72 trips per day) in overall vehicle trips to and from the site. The TDM plan 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 to reduce student trips to the site using single occupancy vehicles. The TDM program shall be monitored each semester and, if trip reduction goals are not met, shall be adjusted to replace any elements found to be ineffective. **TRA-3: Learning Resource Center Demolition Schedule.** The demolition phase of the LRC project shall occur while Kent Middle School and Grant Grover School are not in session (during the summer). As shown in Table 14, summer break typically occurs from mid-June through late August at Kent Middle School and from early June through mid-August at Grant Grover School. Prior to the start of demolition, the construction contractor shall contact both schools to verify the precise dates of summer breaks at the respective schools. Based on that information, the construction contractor shall conduct demolition activities while neither school is in session (during the summer), to the extent feasible.	

Impact	Mitigation Measure (s)	Residual Impact
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. 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. **BIO-2: Nesting Birds and Raptors Surveys and Avoidance Measures.** To avoid disturbance of nesting and special-status birds including raptor species protected by CFGC Sections 3503, 3503.5, and 3513, project activities, including but not limited to, vegetation removal, ground disturbance, and construction and demolition shall occur outside of the bird breeding season (February 1 through August 30, but variable based on seasonal and annual climatic conditions). If construction must begin within the breeding season, then a qualified biologist shall conduct a pre-construction nesting bird survey no more than 7 days prior to initiation of ground disturbance and vegetation removal. The nesting bird pre-construction survey shall be conducted within the disturbance footprint and a 100-foot survey buffer (300-foot buffer for raptors). If nests are found, the qualified biologist shall establish an avoidance buffer. The size of the avoidance buffer shall be dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site and designed to ensure the nesting birds will not be disturbed by project activity. The biologist shall demarcate the avoidance buffer area with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified of the existence of the buffer zone and told to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within this buffer until the biologist has confirmed that breeding/nesting is completed, and the young have fledged the nest or the nest has otherwise become inactive (e.g., depredation). Encroachment into the buffer shall occur only at the discretion of the biologist. After the nest becomes inactive, the boundary material shall be removed and appropriately disposed of.	Less than significant

Impact	Mitigation Measure (s)	Residual Impact
	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 incorporate one or more of the following standards as deemed appropriate by the qualified biologist for the specific site conditions: Trees determined to contain an active maternity roost shall only be removed during seasonal periods of bat activity as follows. 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 determines that a colonial maternity roost is present, then neither the tree, nor the roost shall be removed during the breeding season (April 15 to August 31). If the habitat assessment is unable to effectively confirm the presence of roosting bats, and there is a potential that a colonial maternity roost is present in a tree designated for removal during the breeding season, then at a minimum, the following measures shall 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 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 requirements of this measure b) If it is determined 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	

Impact	Mitigation Measure (s)	Residual Impact
	[BCI] guidelines [http://www.batcon.org/pdfs/binb/ExcludersGuidelines2014.pdf]): ▪ Roosts shall be removed on warm days in late morning to afternoon when any bats present are likely to be warm and able to fly. Minimizing potential harm to bats during tree removal shall involve 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 conducted over two consecutive days ▪ Day 1: Cutting non-habitat branches and limbs from habitat trees using chainsaws only (no excavators or other heavy machinery). 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. **BIO-4: Roosting Bats Surveys and Avoidance Measures (Structures).** Prior to building demolition, a qualified biologist shall conduct a focused habitat assessment of all buildings to be demolished. The habitat assessment shall be conducted enough in advance to ensure the commencement of building demolition can be scheduled during seasonal periods of bat activity (see above), if required. If no signs of day roosting activity are observed, no further actions will be required. If bats or signs of day roosting by bats are observed, a qualified biologist will prepare specific recommendations for either partial dismantling to cause bats to abandon the roost, or humane eviction, both to be conducted during seasonal periods of bat activity, if required.	

Impact	Mitigation Measure (s)	Residual Impact
Impact BIO-3. The proposed program could have a substantial adverse effect on federally and state-protected wetlands (including, but not limited to, marsh, vernal pool, coastal) through direct removal, filling, hydrological interruption, or other means. Impacts on federally and state-protected wetlands would be less than significant with mitigation incorporated.	**BIO-5: Creek Protection Measures.** Best management practices should be implemented to protect wetlands and other waters during construction activities. These would include installing silt fencing and/or other erosion control measures; using fencing to identify creeks, ephemeral drainages, and wetlands as environmentally sensitive areas; staging equipment away from creeks and wetlands; implementing a spill prevention plan; and instructing construction personnel about the sensitivity of creeks and wetlands and educating them on the measures being implemented to protect wetlands. **BIO-6: Wetland Avoidance and Minimization.** The boundaries of all potentially jurisdictional wetlands and other waters shall be flagged or otherwise marked in the field prior to construction activities taking place within 20 feet. Construction personnel should be instructed to avoid the wetland areas. **BIO-7: Jurisdictional Delineation.** If projects implemented under the program occur in or adjacent to wetland, drainages, riparian habitats, or other areas that may fall under the jurisdiction of the CDFW, USACE, and/or RWQCB, a qualified biologist shall complete a jurisdictional delineation, which shall determine the extent of the jurisdiction for each of these agencies. The jurisdictional delineation shall be conducted in accordance with the requirements set forth by each agency. The result shall be a preliminary jurisdictional delineation report that shall be submitted to the USACE, RWQCB, and CDFW, as appropriate. **BIO-8: Compensatory Wetlands Measures.** Should construction of projects implemented under the program result in unavoidable impacts to state or federally protected wetlands, impacts to jurisdictional wetland and riparian habitat shall be mitigated at a minimum ratio of 2:1 (acres of habitat restored to acres impacted), and shall occur on-site or as close to the impacted habitat as possible. Compensation may comprise on-site restoration/creation, off-site restoration, preservation, or mitigation credits (or a combination of these elements). The District shall develop and implement a restoration and monitoring plan that describes how the habitat shall be created and for no less than five years after construction.	Less than significant
Cultural Resources		
Impact CUL-1. The proposed program has the potential to impact historical resources. Program impacts would be significant.	**CUL-1: Architectural History Implementation Program.** Prior to specific project implementation, an historical resources evaluation shall be prepared for proposed development on a property that includes buildings, structures, objects, sites, landscape/site plans, or other features 45 years of age or older. The evaluation shall be prepared by a qualified architectural historian or historian who meets the SOI's Professional Qualifications Standards (PQS) in architectural history or history. The qualified architectural historian or historian shall conduct an intensive-level evaluation in accordance with the guidelines and best practices promulgated by the State Office of Historic Preservation to identify any potential historical resources within the proposed project area. All properties 45 years of age or older shall be evaluated within their historic context and documented in a technical report. All evaluated properties shall be documented on Department of Parks and Recreation Series 523 Forms. The report will be submitted to the Marin Community College District for review and approval. If historical resources are identified for the proposed development, efforts shall be made to the extent feasible to ensure that impacts are mitigated. Application of mitigation shall generally be overseen by a	Significant and unavoidable

Impact	Mitigation Measure (s)	Residual Impact
	qualified architectural historian or historic architect meeting the PQS, unless unnecessary in the circumstances (e.g., preservation in place). In conjunction with any development application that may affect the historical resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the Marin Community College District for review and approval. Mitigation measures may include, but are not limited to, compliance with the SOI's Standards for Treatment of Historic Properties and documentation of the historical resource in the form of a Historic American Building Survey-like report. The report shall comply with the SOI's Standards for Architectural and Engineering Documentation and shall generally follow the Historic American Building Survey Level III requirements, including digital photographic recordation, detailed historic narrative report, and compilation of historic research. The documentation shall be completed by a qualified architectural historian or historian who meets the PQS and submitted to the Marin Community College District prior the demolition or alteration of the historical resource.	
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 the potential to impact human remains. Impacts would be less than significant with mitigation.	**CUL-2: Archaeological Resources Study.** All projects implemented under the FMP shall investigate the potential to disturb archaeological resources. If the project will involve ground disturbance, a Phase I cultural resources study shall be performed by a qualified professional meeting the SOI's Professional Qualification Standard (PQS) for archaeology (National Park Service 1983). A Phase I cultural resources study shall include a pedestrian survey of the project site and sufficient background research and field sampling to determine whether archaeological resources may be present. Archival research should include a records search at the Northwest Information Center (NWIC) no more than two years old and a Sacred Lands File (SLF) search with the Native American Heritage Commission (NAHC). The Phase I technical report documenting the study shall include recommendations that must be implemented to avoid or reduce impacts on archaeological resources. **CUL-3: Extended Phase I Testing.** For any projects proposed within 100 feet of a known archaeological site and/or in areas identified as sensitive by the Phase I study, the District shall retain a qualified archaeologist to conduct an Extended Phase I (XPI) study to determine the presence/absence and extent of archaeological resources on the project site. XPI testing should comprise a series of shovel test pits and/or hand augured units and/or mechanical trenching intended to establish the boundaries of archaeological site(s) on the project site. All archaeological excavation should be conducted by a qualified archaeologist(s) under the direction of a principal investigator meeting the SOI's Professional Qualification Standards for archaeology (National Park Service 1983). **CUL-4: Archaeological Site Avoidance.** When feasible, any identified archaeological site shall be avoided by project-related activities. A barrier (temporary fencing) and flagging should be placed between the work location and any resources within 50 feet of a work location to minimize the potential for inadvertent impacts. **CUL-5: Phase II Site Evaluation.** If the results of any XPI indicate the presence of archaeological resources at a given project site, the qualified archaeologist will conduct a Phase II investigation to determine	Less than significant

Impact	Mitigation Measure (s)	Residual Impact
	if intact deposits remain and if they may be eligible for the CRHR or qualify as unique archaeological resources. A Phase II evaluation shall include any necessary archival research to identify significant historical associations and mapping of surface artifacts, collection of functionally or temporally diagnostic tools and debris, and excavation of a sample of the cultural deposit. The sample excavation will characterize the nature of the sites, define the artifact and feature contents, determine horizontal and vertical boundaries, and retrieve representative samples of artifacts and other remains. Cultural materials collected from the site shall be processed and analyzed in a laboratory according to standard archaeological procedures. The age of the materials shall be determined using radiocarbon dating and/or other appropriate procedures; lithic artifacts, faunal remains, and other cultural materials shall be identified and analyzed according to current professional standards. The significance of the sites shall be evaluated according to the criteria of the CRHR. The results of the investigations shall be presented in a technical report following the standards of the California Office of Historic Preservation publication "Archaeological Resource Management Reports: Recommended Content and Format (1990 or latest edition)." **CUL-6: Phase III Data Recovery.** Should the results of the Phase II site evaluation yield resources that meet CRHR significance standards and if the site cannot be avoided by project construction in accordance with CUL-5, the District shall ensure that all feasible recommendations for mitigation of archaeological impacts are incorporated into the final design and permits issued for development. Any necessary Phase III data recovery excavation, conducted to exhaust the data potential of significant archaeological sites, shall be carried out by a qualified archaeologist meeting the SOI standards for archaeology according to a research design reviewed and approved by the College prepared in advance of fieldwork and using appropriate archaeological field and laboratory methods consistent with the California Office of Historic Preservation Planning Bulletin 5 (1991), Guidelines for Archaeological Research Design, or the latest edition thereof. As applicable, the final XPI Testing, Phase II Testing and Evaluation, or Phase III Data Recovery reports shall be submitted to the Marin Community College District prior to issuance of construction permit. Recommendations contained therein shall be implemented throughout all ground disturbance activities. **CUL-7: Cultural Resources Monitoring.** If recommended by Phase I, XPI, Phase II, or Phase III studies, the District shall retain a qualified archaeologist to monitor project-related, ground-disturbing activities. If archaeological resources are encountered during ground-disturbing activities, Mitigation Measure CUL-5 shall be implemented. **CUL-8: Unanticipated Discovery of Archaeological Resources.** If archaeological resources are encountered during ground-disturbing activities, work within 60 feet of the find 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 shall require preparation of a treatment plan and archaeological testing for	

Impact	Mitigation Measure (s)	Residual Impact
	CRHR eligibility. If the discovery proves to be significant under CEQA and cannot be mitigated by CUL-8 as originally implemented, additional mitigation will 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-1: Tribal Cultural Resources Consultation.** Throughout the implementation of Mitigation Measures CUL-2 through CUL-8, the qualified archaeologist retained to implement the measures shall consult the FIGR on the identification and treatment of Native American resources. **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 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 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. **TCR-5: Sensitive Location of Human Remains**. For any project facilitated by the FMP where human remains are expected to be present, the College of Marin shall consider the use of a K9 team to attempt to identify human remains in a noninvasive way for the purpose of avoidance.	Less than significant

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1 Introduction

This Environmental Impact Report (EIR) assesses the environmental effects of 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." The proposed program is sponsored by the Marin Community College District (District), and would occur at three distinct sites in Marin County that the District operates. These include the Kentfield Campus in the unincorporated community of Kentfield, California; the Indian Valley Campus in the city of Novato, California, and the Bolinas Site in the unincorporated community of Bolinas, California. 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 two campuses and the Bolinas site. 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 85,000 square feet in size, occupying the same footprint as the existing structure. This section discusses (1) the project and EIR background; (2) the legal basis for preparing an EIR; (3) the scope and content of the EIR; (4) issue areas found not to be significant by the Initial Study; (5) the lead, responsible, and trustee agencies; and (6) the environmental review process required under the California Environmental Quality Act (CEQA). Section 2, *Project Description* describes the program and the proposed project in detail.

1.1 Environmental Impact Report Background

The District distributed a Notice of Preparation (NOP) of the Draft EIR for a 30-day agency and public review period that began on November 15, 2019 and ended on December 15, 2019. The District received two comment letters during this period in response to the NOP. In addition, the District held six public scoping meetings to receive additional comments on the environmental process and document. Those meetings were held at the Kentfield Campus (February 19 and March 12, 2020), the Indian Valley Campus (February 24, 2020), at the Bolinas Firehouse (March 4, 2020) and online through a virtual platform (March 18 and 25, 2020). The NOP and written responses received are presented in Appendix NOP of this EIR, and the Initial Study is presented in Appendix IS. Table 1-1 summarizes the content of the letters and public comments, and where the EIR addressed the issues raised.

Table 1-1 NOP Comments and EIR Response

Commenter	Comment/Request	How and Where it was Addressed
Agency Comments		
Native American Heritage Commission	The lead agency must determine if there are historical resources within the area of potential effects. AB 52 applies to the project and requires tribal consultation regarding tribal cultural resources. Native American Heritage Commission recommends consultation with California Native American tribes traditionally and culturally affiliated with the geographic are of the project as early as possible.	Cultural resources, tribal cultural resources, and AB 52 consultation requirements are described in sections 4.2 and 4.3, *Cultural Resources* and *Tribal Cultural Resources*.
	SB 18 applies to projects that require an amendment of a General Plan or Specific Plan, or the designation of open space.	The project would not require a general plan or specific plan amendment and does not designate open space.
	Recommends contacting the regional California Historical Research Information System Center for an archaeological record search, preparation of a professional report detailing the findings of a field and record survey and contacting the Native American Heritage Commission for a Sacred Lands File search and Native American Tribal Consultation List.	Potential impacts to cultural resources, as well as methodology and record searches, are described Sections 4.2, *Cultural Resources.*
	Lack of surface evidence of archaeological resources does not preclude their subsurface existence.	Mitigation Measure CR-8 was included in Section 4.2, *Cultural Resources*, regarding unanticipated archeological resources.
Department of Toxic Substances Control (DTSC)	Recommends an environmental review such as a Phase I Environmental Site Assessment and/or Preliminary Environmental Assessment be conducted to determine hazardous material conditions; if such assessment is performed, District should enter into a Voluntary Cleanup Agreement with DTSC	A review of the State Water Resources Control Board (SWRCB) and DTSC revealed the project sites are not located on or near any listed sites. A discussion of existing hazards and potential impacts can be found in the Initial Study, Section 9, *Hazards and Hazardous Materials* (Appendix IS-REV).
	Hazardous material concerns include the potential presence of lead-based paint, organochlorine pesticides, and polychlorinated biphenyls PCB).	Demolition and construction activities would be carried out in compliance with Bay Area Air Quality Management District (BAAQMD) Regulation 11, Rule 2, California Department of Occupational Safety and Health (Cal/OSHA) requirements, and DTSC policies for PCB transport and disposal. Further discussion can be found in the Initial Study, Section 9, *Hazards and Hazardous Materials* (Appendix IS-REV).
	If the site was previously used for agricultural purposes, pesticides and fertilizers could be present.	The College of Marin's Kentfield Campus is classified as urban and built up land or other land per the Department of Conservation Farmland Mapping and Monitoring Program. The project site was not previously used for agricultural purposes.

Commenter	Comment/Request	How and Where it was Addressed
	Action should be considered to determine presence of naturally occurring asbestos	Geochemical tests were conducted on January 23, 2014. Results of the geochemical tests do not indicate the presence of naturally occurring hazardous material or corrosive soils.
	If fill material exists on the site, recommends investigation in accordance with DTSC guidelines	Subsurface conditions were evaluated on January 23, 2014. Five borings at the LRC site indicated some artificial fill, categorized as near surface fill, is present at depths between 5 and 7.5 feet below surface. Recommendations for the placement of new fill material can be found in Appendix GEO.
	If investigations require a response action, the CEQA analysis should address the associated potential public health and environmental impacts	Potential public health and environmental impacts are discussed in the Initial Study, Section 9, *Hazards and Hazardous Materials*.
	DTSC administers the Revolving Loan Fund Program to investigate and clean up hazardous materials	At one time, the Kentfield Campus had two leaking underground storage tanks, but the sites have been cleaned and the cases have been closed by the SWRCB as of 2014 and 2015. No additional known hazardous materials on or near the project site. The Kentfield Campus projects would not require additional investigation or clean-up of hazardous materials.
Public Comments		
Kentfield Meeting, February 19, 2020	Interested in how project on Sir Francis Drake Boulevard will work with the College projects	Cumulative analyses are discussed at the end of each environmental resource discussion. The major impacts from the Sir Francis Drake project are discussed in Initial Study, Section 17, *Transportation* (Appendix IS-REV)
	Design of LRC building? Will it feel like a front door, not a back door?	The architecture is still being developed. This is not an environmental issue, and as such is not addressed in the EIR.
Indian Valley Meeting, February 24, 2020	The construction traffic leaving the LRC will have a hard time turning left on College Ave. Would be good to extend the left turn pocket on College Ave.	The construction traffic management plan, required by Mitigation Measure TRA-1, would address potential solutions for ingress and egress of construction traffic. See Initial Study, Section 17, *Transportation* (see Appendix IS-REV).
Bolinas Meeting, March 4, 2020	Wharf Road is failing. Concerns about heavy construction equipment damaging the road.	The construction contractor would be required to repair any damage inflicted on Wharf Road from construction equipment per Marin County Code 13.04.070. Damage to existing roads is not an environmental issue under CEQA; therefore, this issue is not addressed in the EIR.
	How will the College construct only 20 feet from the lagoon?	Construction logics would be determined by the construction contractor. Construction staging would mostly occur offsite. This issue is not addressed in the EIR.
	Parking on site? Will there be enough spaces? Will the community be allowed to park there during the weekends?	Although the project has not been fully designed, there would likely be 6 or 7 onsite parking spaces designated for students, faculty and staff. Parking is not an environmental issue under CEQA; therefore, this issue is not addressed in the EIR. Furthermore, Mitigation Measure TRA-2 would require

Commenter	Comment/Request	How and Where it was Addressed
		implementation of a Transportation Demand Management Program to reduce vehicle trips to Bolinas from the Kentfield and Indian Valley campuses.
	Will there be water available for the project?	Potable water is available to the Bolinas site through previous entitlements. Water is addressed in the Initial Study, Section 19, *Utilities and Service Systems* (Appendix IS-REV).
	Will there be any chemicals going down the drain from experiments?	No, Chemicals, typically solvents, used in science experiments and activities must be captured and disposed of in accordance with federal, state and local regulations. Hazardous materials are addressed in the Initial Study, Section 9, *Hazards and Hazardous Materials* (Appendix IS-REV).
	Is it possible to restrict classes on Saturdays?	Class programming will be decided by the District at a later date. For purposes of the environmental analyses, classes were assumed to be held Monday through Thursday.
	Will there be any change to the pier?	There are no plans to change the pier at this time. This issue is not addressed in the EIR.
	Will building lighting be on all night?	Downward facing security lighting would be installed on the new building and could be on all night. Lighting is addressed in the Initial Study, Section 1, *Aesthetics* (see Appendix IS-REV).
	Concerns about nesting birds.	The District would be required to implement Mitigation Measure BIO-1 to reduce impacts to nesting birds and raptors. A full discussion of impacts to birds are addressed in the EIR, Section 4.1, *Biological Resources*.
	Will the College share the facility with other educational groups?	The decision to share the facility with other educational groups will be made at a later date by the Board of Trustees and is not a reasonably foreseeable activity to be included in the environmental analysis. Therefore, this issue is not addressed in the EIR.
	Blackberry bushes on site to be retained?	A formal landscaping plan has not been prepared for the Bolinas site. A full discussion of vegetation is addressed in the EIR, Section 4.1, *Biological Resources*.
Kentfield Meeting, March 12, 2020	No comments received.	N/A
Virtual Meeting, March 18, 2020	No comments received.	N/A
Virtual Meeting, March 25, 2020	No comments received.	N/A

1.2 Purpose and Legal Authority

The proposed program and the proposed project require the discretionary approval of the District, so the project is subject to CEQA environmental review requirements. In accordance with CEQA Guidelines Section 15121 (California Code of Regulations, Title 14), the purpose of this EIR is to serve as an informational document that:

> will inform public agency decision makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project.

This EIR has been prepared as both a program EIR, pursuant to CEQA Guidelines Sections 15165 and 15168, and as a project EIR, pursuant to CEQA Guidelines Section 15161.

A program EIR is appropriate for a series of actions that can characterized as one large project. As stated in CEQA Guidelines:

> A program EIR will be most helpful in dealing with later activities if it provides a description of planned activities that would implement the program and deals with the effects of the program as specifically and comprehensively as possible. With a good and detailed project description and analysis of the program, many later activities could be found to be within the scope of the project described in the program EIR, and no further environmental documents would be required.

A project EIR is appropriate for a specific development project. As stated in the CEQA Guidelines:

> This type of EIR should focus primarily on the changes in the environment that would result from the development project. The EIR shall examine all phases of the project, including planning, construction, and operation.

This EIR serves as an informational document for the public and District decision makers. The process includes public hearings before the Board of Trustees to consider certification of a final EIR and approval of the proposed program and project.

1.3 Scope and Content

An Initial Study was prepared for the project and found the project would have no impact, a less than significant impact, or a less than significant impact with mitigation incorporated for most environmental issue areas evaluated under CEQA. The Draft EIR will further evaluate potential project impacts related to the following environmental issue areas:

- Biological Resources
- Cultural Resources
- Tribal Cultural Resources

This EIR was prepared with referral to pertinent District policies and guidelines, certified EIRs and adopted CEQA documents, and other background documents. A full reference list is contained in EIR Chapter 7, *References and Preparers*.

EIR Chapter 6, *Alternatives*, was prepared in accordance with CEQA Guidelines Section 15126.6 and focuses on alternatives capable of eliminating or reducing significant adverse effects associated with the project, while feasibly attaining most of the basic project objectives. The section identifies the "environmentally superior" alternative among the those assessed. The alternatives evaluated include the CEQA-required "No Project" alternative, retrofits and repairs at the two campuses with no new construction, and a mix of new construction and repairs (with no new-builds at the Kentfield Campus).

The level of detail contained throughout this EIR is consistent with the requirements of CEQA and applicable court decisions. CEQA Guidelines Section 15151 provides the standard of adequacy on which this document is based. The Guidelines state:

> An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of the proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection, but for adequacy, completeness, and a good faith effort at full disclosure.

1.4 Issues Not Studied in Detail in the EIR

The environmental checklist addressed in the Initial Study (Appendix IS-REV) identified issues that are not be addressed in this EIR. These issues are addressed in the Initial Study itself. As the analysis demonstrates, there is no substantial evidence that significant impacts associated with the program or project would occur in any of the following issue areas:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazards Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Utilities and Service Systems
- Wildfire

1.5 Environmental Review Process

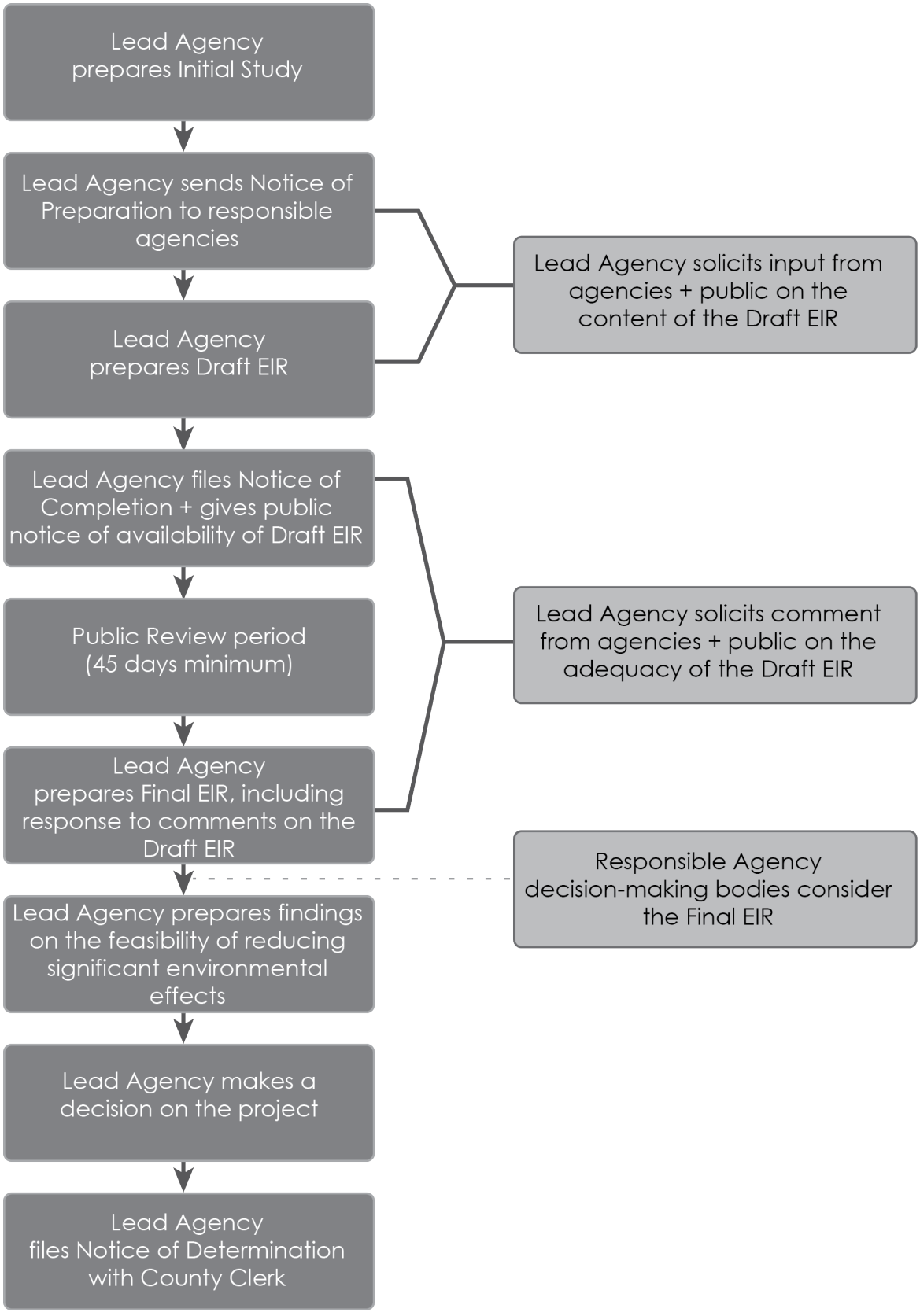
The environmental impact review process required under CEQA is summarized below and illustrated in Figure 1-1. The steps are in sequential order as follows.

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; Public Resources Code [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.** 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 (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]).

Figure 1-1 Environmental Review Process under CEQA



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2 Project Description

This section describes the proposed College of Marin Facilities Master Plan (FMP) program and the Learning Resources Center (LRC) project in physical terms for the purposes of environmental analysis. It includes information about the District as an applicant, the campus sites and surrounding land uses, and the facilities development program and facility characteristics. It also details of construction schedule if known, program objectives and lists the discretionary approval actions required.

2.1 Project Applicant

Marin Community College District
1800 Ignacio Boulevard
Novato, California 94949

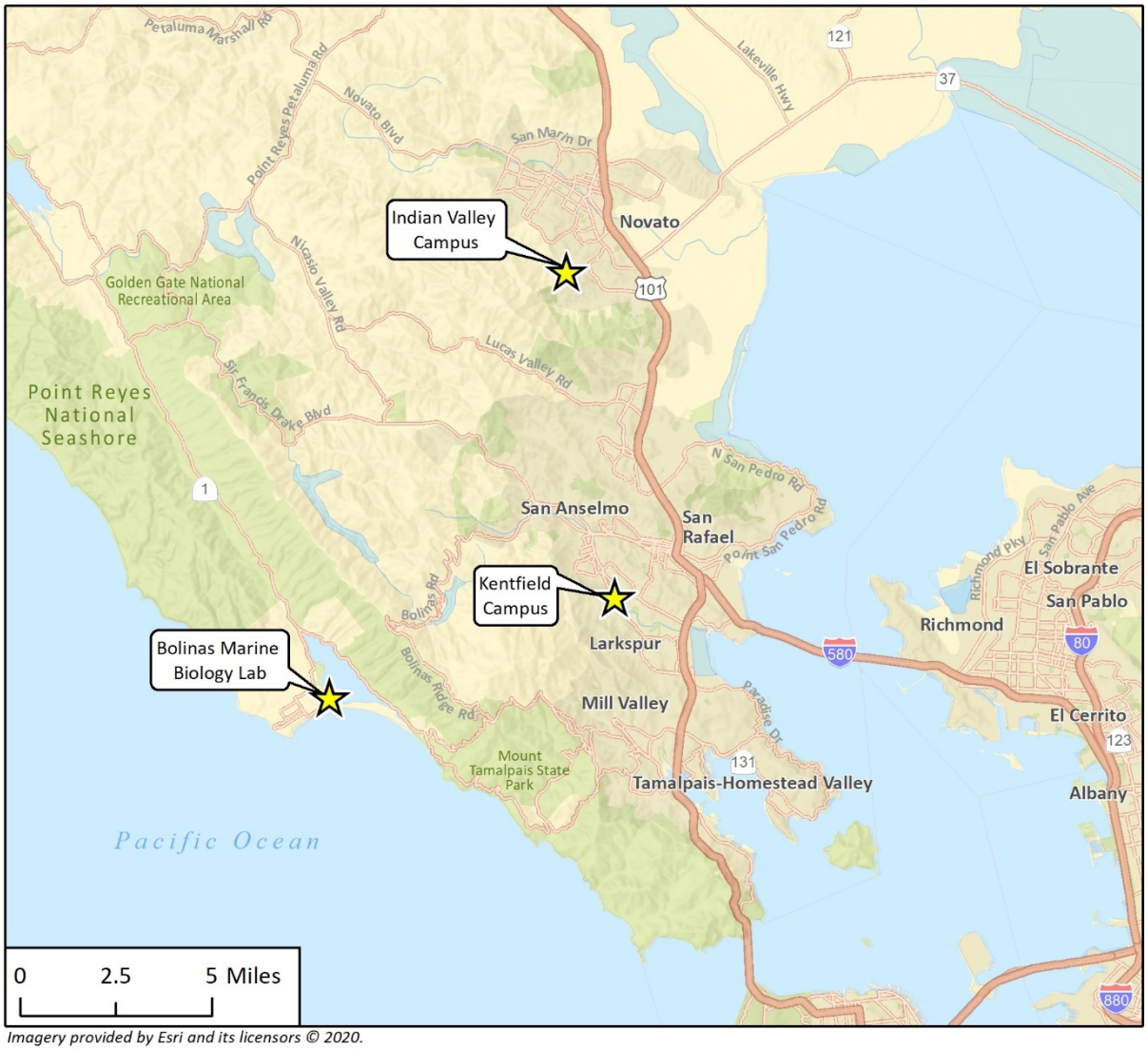
2.2 Lead Agency Contact Person

Greg Nelson, Assistant Superintendent/Vice President for Administrative Services
Marin Community College District
1800 Ignacio Boulevard
Novato, California 94949
415-883-2211 ext. 8100

2.3 Project Location

The FMP would occur at three sites in Marin County, California, all of which are owned and managed by the District. The sites include the Kentfield Campus in the unincorporated community of Kentfield, the Indian Valley Campus in the city of Novato, and the Bolinas Site in the unincorporated community of Bolinas. The proposed FMP program would involve projects at all three sites and the proposed LRC project would occur at the Kentfield Campus. Figure 2-1 shows the regional location of the three sites within Marin County and the greater San Francisco Bay region. Each site is described in further detail below.

Figure 2-1 Regional Location



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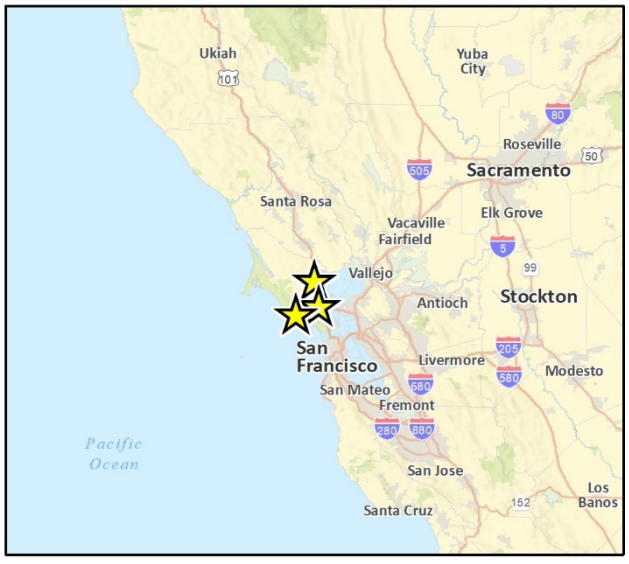
Project Location

N



Kentfield Campus

The College of Marin's Kentfield Campus is in the unincorporated community of Kentfield in eastern Marin County. It is bounded by Sir Francis Drake Boulevard to the north, College Avenue and Corte Madera Creek to the east, College Avenue to the southwest, and Kent Avenue to the west. A mix of commercial, educational/institutional, government, recreation, and residential land uses surrounds the site. To the east, the multimodal Corte Madera Creek Path provides pedestrian access between the communities of Kentfield, Larkspur, and Greenbrae. U.S. Highway 101 (US-101) is located approximately two miles to the east. Both the program and project would involve improvements, demolition and construction work at the Kentfield Campus, as described in detail in Section 2.5, *Project Characteristics*. Figure 2-2 shows an aerial photograph of the project site in its neighborhood context with surrounding land uses and the location of the existing LRC building noted. Educational facilities that are not part of the College of Marin including Kent Middle School, Grant Grover School and the Kentfield Unified School District offices, are shaded in green.

This Kentfield Campus consists of approximately 77 acres and is bisected by College Avenue. Most of the academic buildings on campus are on the northwest side of College Avenue; the campus athletic center, pool, playing field, and track are located to the southeast, across College Avenue. The academic portion of campus is on gently sloping terrain and the athletic area is on generally level topography. The campus buildings include 84 rooms used for educational purposes, 45 of which are classrooms and 39 of which are lab spaces.

Vehicular access to the campus is available via 14 driveways: eight on College Avenue provide access to both the academic core and the campus athletic center; four on Kent Avenue provide access to parking lots and campus academic buildings; and two on Sir Francis Drake Boulevard provide access to academic buildings. Parking is available in 17 separate lots on the campus. Lots P2 and P3 can be accessed via Sir Francis Drake Boulevard; lots P4, P16, and P17 are accessed from Laurel Avenue; lots P1, P5, P6, and P7 can be accessed via College Avenue; lots P9 and P15 can be accessed only from Kent Avenue; and lots P10, P11, P12, and P13 can be accessed via College Avenue. Additional passenger drop-off and loading zones are available in circular driveways leading to the school entrances on Sir Francis Drake Boulevard and College Avenue. Mature trees are dispersed around the main entrance and along Corte Madera Creek.

Indian Valley Campus

The Indian Valley Campus is located at 1800 Ignacio Boulevard in the southwestern portion of Novato in northeastern Marin County. The location of the campus within Novato is shown in Figure 2-3. The program would involve improvements, demolition and construction at the Indian Valley Campus, as described in detail in Section 2.5, *Project Characteristics*. The Indian Valley Campus is bounded by Ignacio Boulevard to the north, and an unnamed perimeter road to the east, south, and west that connects to Ignacio Boulevard at the northeast and northwest edges of the campus. To the north, south, and west, the immediate vicinity is characterized by undeveloped hilly terrain forested with oak trees. Low-density residential neighborhoods with single-family residences border the campus to the east.

The Indian Valley Campus encompasses approximately 333 acres. Of the total area, only 87 acres are developed with college facilities. The Indian Valley Campus includes approximately 208,050 gross square feet of building space in 27 buildings. Ignacio Creek flows through the center of the campus. Numerous pedestrian and service vehicle bridges provide access across the creek to the

Figure 2-2 Kentfield Campus and LRC Project Location

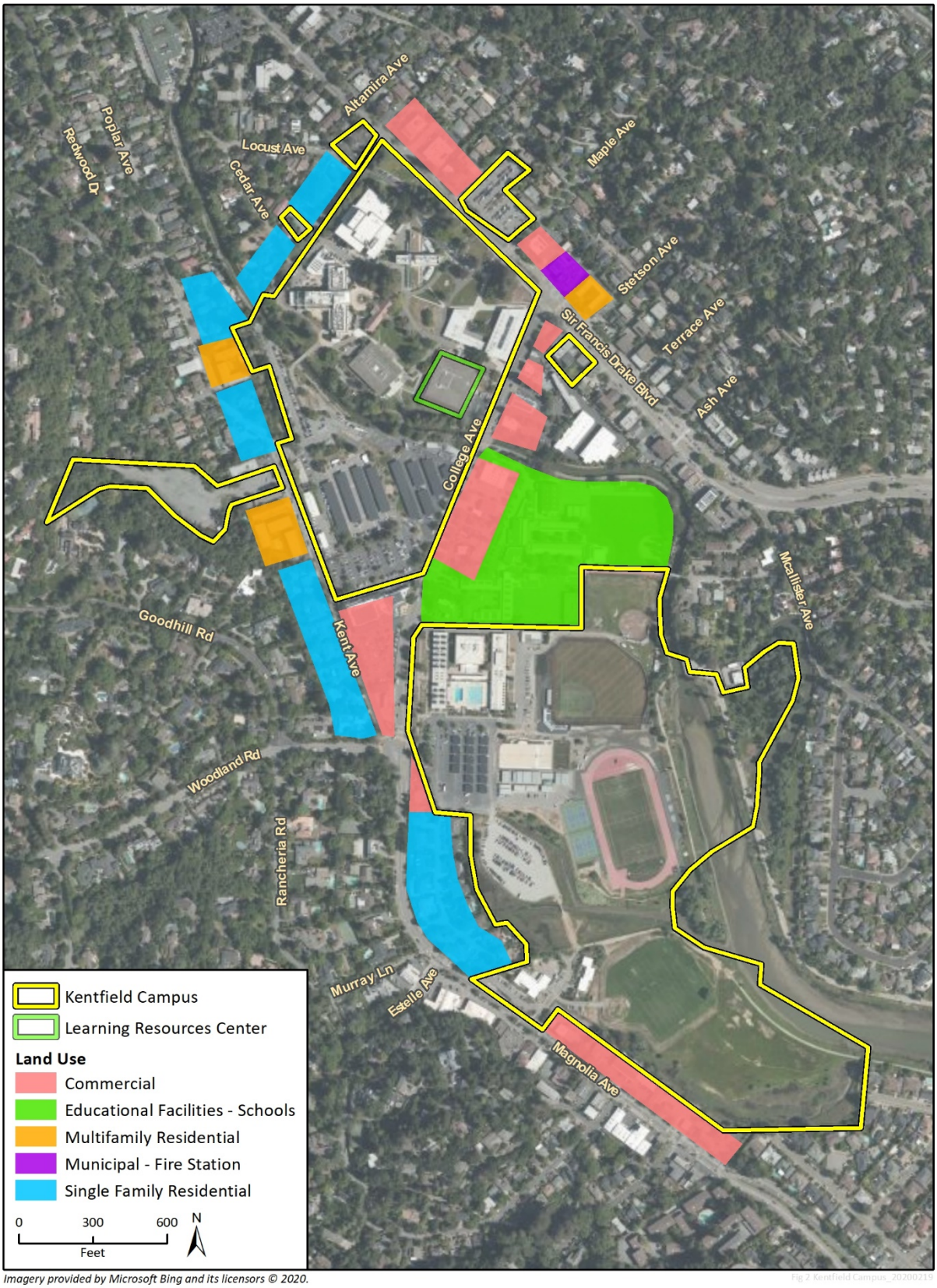


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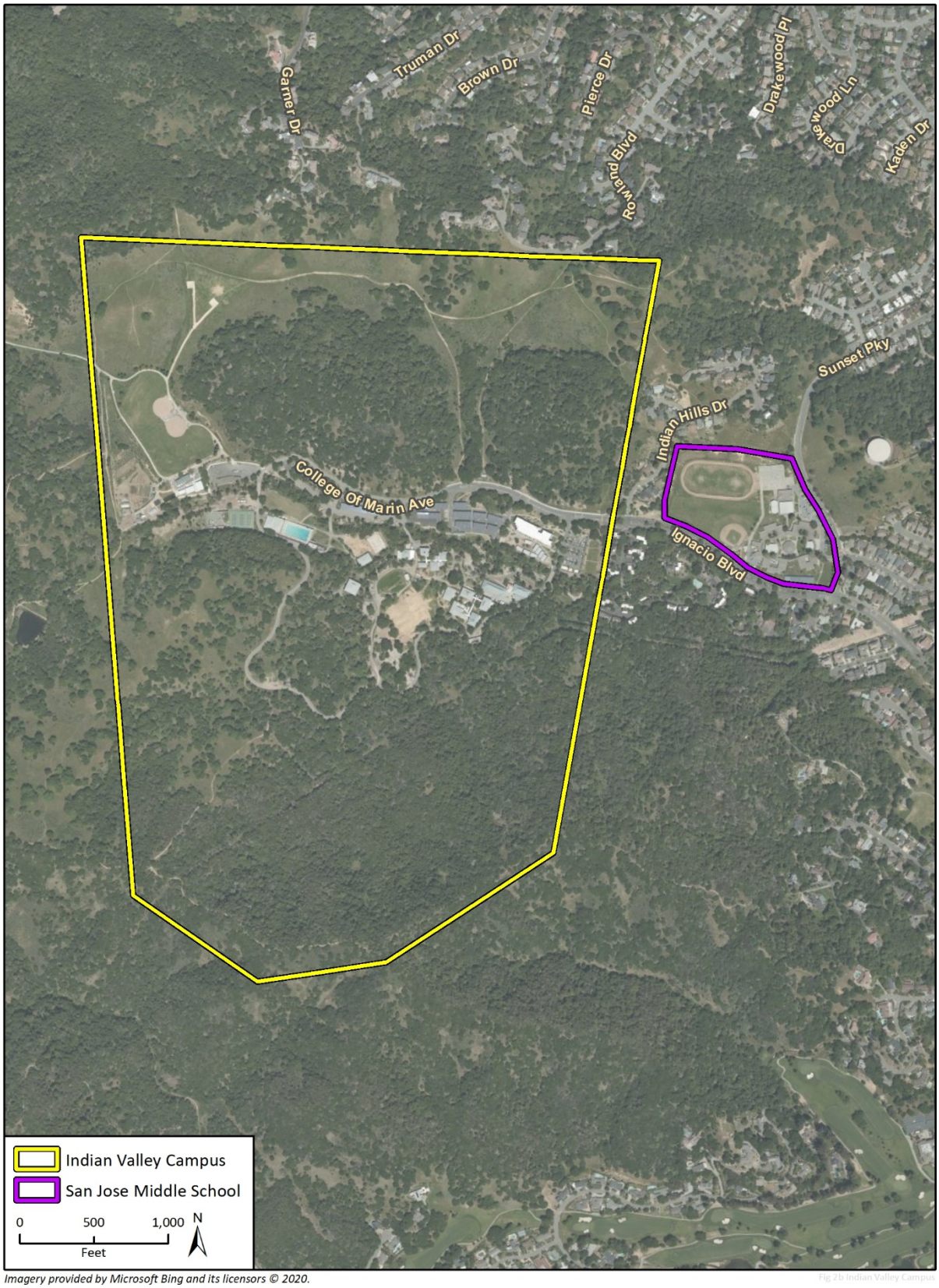
Figure 2-3 Indian Valley Campus



Imagery provided by Microsoft Bing and its licensors © 2020.

Fig 2b Indian Valley Campus

main campus. Most of the buildings on the campus are located south of the creek and all parking is located north of the creek. The buildings on the campus are grouped in four clusters connected via a pedestrian pathway network. The corporation yard, swimming pool, and sports fields are located on the western part of the campus.

Ignacio Boulevard provides vehicular access to the campus and intersects US-101 to the east. The campus is located at the western terminus of this roadway. Five driveways connect to Ignacio Boulevard, leading to parking lots 1 through 6.

Bolinas Site

The Bolinas Site is located in the unincorporated community of Bolinas in southwestern Marin County. The location of the Bolinas Site is shown in Figure 2-4. The program would involve demolition and construction at the Bolinas Site, as described in detail in Section 2.5, *Project Characteristics*.

The Bolinas Site consists of three properties, all of which are immediately adjacent to Wharf Road. Collectively, the three properties encompass approximately 0.41 acre. The largest property, located at 72 Wharf Road, borders Wharf Road to the south and is occupied by the main laboratory building, residential quarters, a wash house, and storage shed, and a holding tank. The other properties border Wharf Road to the north and are occupied by a boat dock and a single-family residence currently under a long-term lease agreement. Facilities at the Bolinas Site have not been used since 2005 and have fallen into disrepair. A recent facility conditions report completed at the site found the laboratory, residential quarters, and wash house have numerous seismic deficiencies that could pose a threat to occupants in the event of a major earthquake (College of Marin 2016).

The site is bordered by the Bolinas Lagoon to the north, single-family residences to the west, a mix of undeveloped land and single-family residences to the south and single-family residences to the west.

2.4 Existing Site Characteristics

2.4.1 Land Use Designation and Zoning

Kentfield Campus

The Kentfield Campus is designated in the Marin Countywide Plan as Public Facility (PF) and the site is zoned as Public Facilities (PF) designation in the 2019 Marin County Development Code.

Indian Valley Campus

The Indian Valley Campus is designated in the City of Novato General Plan as Community Facilities (CF) and the site is zoned as Community Facilities (CF) in the City of Novato Zoning Ordinance.

Bolinas Site

The Bolinas Site's Marin County General Plan designation is Low Density Residential Coastal Zone (C-SF5) and the site's zoning is Residential Agriculture (C-RA-B2). The site is within the Coastal Zone as defined by the California Coastal Act of 1976.

Figure 2-4 Bolinas Site

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Fig 2c Bolinas Marine Biology Lab

2.4.2 Surrounding Land Uses

Kentfield Campus

North of the Kentfield Campus along Sir Francis Drake Boulevard, land use is a mix of residential, commercial, and governmental, with one- and two-story residences, one- and two-story office buildings, and a two-story fire station at the corner of Sir Francis Drake Boulevard and College Avenue. Adjacent land uses to the south of the campus include a grocery store and a mix of one-story residential and commercial buildings. Corte Madera Creek and a parallel multi-modal path run through campus, bordering the project site to the east. Corte Madera Creek is approximately 50 feet south of the existing LRC Building site.

Two public schools, Kent Middle School and Grant Grover School, and the Kentfield School District's offices are adjacent to the Kentfield campus, as shown in Figure 2-2 (shaded in green). Kent Middle School, located at 800 College Avenue, is approximately 640 feet to the south of the LRC project site. The Kentfield School District administers the school, which serves 5th through 8th grade students who reside in the communities of Kentfield and Greenbrae. Grant Grover School, located adjacent to Kent Middle School, is approximately 850 feet from the LRC project site. Marin County Office of Education administers this school, which offers special education programs for students who reside throughout Marin County.

Indian Valley Campus

The Indian Valley Campus is surrounded by open space and residential development, which is expansive to the south and west, features oak forests, and is characterized by little or no development and oak forests. A low density dense residential area that includes both single-family and multi-family residential development is located to the east. The neighborhood consists of one- and two-story residences.

San Jose Middle School is located at 1000 Sunset Parkway, approximately 1000 feet from the eastern edge of the Indian Valley campus, as shown in Figure 2-3. The Novato Unified School District administers San Jose Middle School, which serves students in the grades 6 through 8.

Bolinas Site

The Bolinas Site consists of three properties located along Wharf Road, on the shore of the Bolinas Lagoon, a tidal estuary designated as a wildlife preserve by the Marin County Open Space District. The Bolinas Lagoon is immediately north of the site. A mix of residential, commercial, and government land uses are present to the east and west. One-story, single-family residences border the main laboratory and storage building to the east and west. The Bolinas Museum lies slightly further to the west and the Bolinas Community Park, Bolinas Community Center, and Bolinas Library are southwest. A small parcel of forested land and more single-family residences lie to the south.

2.5 Project Characteristics

2.5.1 Facilities Master Plan Program

In 2015, the District began the process of updating its FMP, to document the conditions of existing facilities and plan for future needs at the three campuses. All buildings at the Kentfield and Indian Valley campuses and the Bolinas Site were assessed through a facilities condition index analysis to

determine the level of work needed for each facility (i.e., repair, renovation, or complete replacement). Students, faculty, and staff at the Kentfield and Indian Valley campuses were invited to complete two surveys, one in 2015 and another in 2016, to provide their input on the utilization and needs of existing facilities.

Further community outreach occurred during the master planning process. There were 58 on-campus and 28 off-campus meetings where input was gathered on existing facilities, and on the advantages and disadvantages of the existing campuses. Participants were also asked to create a wish list, express concerns related to communication and transparency, and state overall goals. This community input, along with that from the Board of Trustees, informed the development of the FMP.

After characterizing the current conditions and defining future needs during the master planning process, the District developed Bond Measure B, which appeared on Marin County ballots during the June 2016 election. Voters passed the measure, which authorized the District to issue $265,000,000 in bonds to fund improvements at the College of Marin's campuses. This bond funding allows the District to implement a suite of projects at its campuses identified by the FMP process. The projects are described in further detail below, by campus.

Kentfield Campus

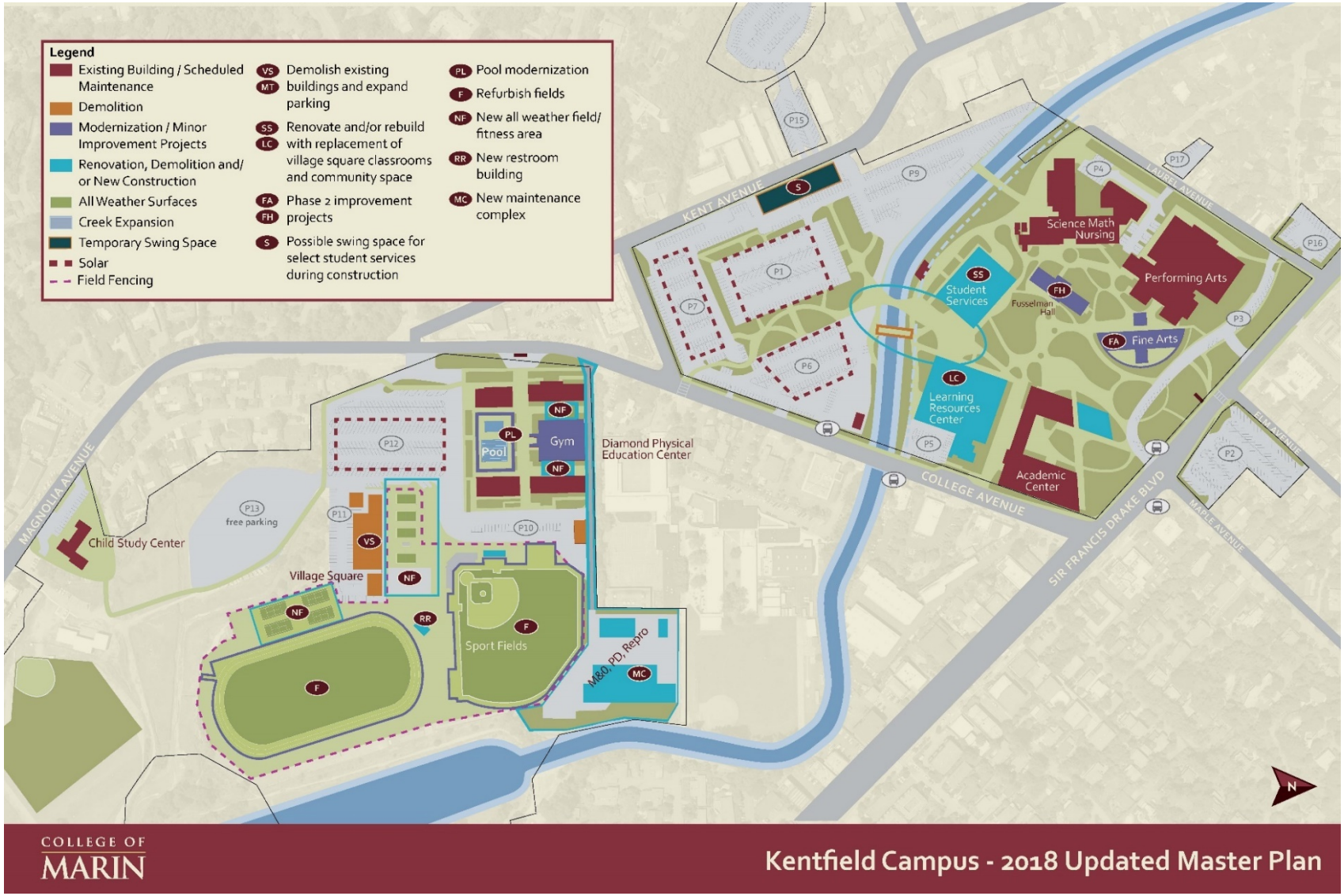
The District proposes several projects to address facility needs at the Kentfield campus. Projects are grouped according to their scale of work. Table 2-1 summarizes allocated funding and estimated completion date of projects proposed at the Kentfield Campus under the FMP. Figure 2-5 shows the proposed projects on the Kentfield campus.

Capital Improvements and Repair Projects

The following projects would involve general improvements, repairs, and minor renovations to existing facilities. These projects would not require new construction or demolition activities.

- **Child Study Center:** The project would involve minor capital repairs to the existing Child Study Center such as interior improvements.
- **Physical Education Complex/Pool Renovations:** The existing Physical Education Complex would involve repairs and renovations including but not limited to the installation of a new liner in the swimming pool and a new fire sprinkler system in the gymnasium.
- **Performing Arts Building:** The project would involve minor capital repairs to the existing Performance Arts Center including audio/visual improvements, related electrical improvements and interior improvements.
- **Fine Arts Building:** The project would involve minor capital repairs to the existing Fine Arts Building including interior lighting and heating, ventilation and air conditioning (HVAC) improvements.
- **Science, Math and Nursing Building:** The project would involve minor capital repairs to the existing Science, Math and Nursing Building including interior improvements**.**

Figure 2-5 Kentfield Campus FMP Project Map[1]



[1]Implementation of the FMP program no longer involves alterations to the Village Square, Student Services and Academic Center facilities. These projects have been consolidated with the LRC project. Alterations would also not occur to the existing pedestrian bridge adjacent to the LRC.

Retrofit Projects

The following projects would involve substantial retrofits and modifications to existing facilities.

- **Fusselman Hall:** Originally constructed in 1939, Fusselman Hall is the last original building on the Kentfield campus. To modernize the facility and prolong its life, its structural support system would be upgraded to ensure seismic safety. The roof would be replaced, and the basement would be waterproofed.

New Facility Projects

The following projects would involve the construction of new or replacement facilities:

- **Athletic Synthetic Turf Fields and Restroom/Storage Facilities:** The existing Athletic Complex requires substantial upgrades and some new construction to better meet the needs of students and visitors. The project would involve replacing existing grass fields with turf, adding a restroom facility, adding to existing gymnasium to accommodate storage, and constructing new tennis courts.
- **Maintenance and Operations Building/District Warehouse:** The existing facilities dedicated to maintenance and operations are in disrepair and require reconstruction. Existing maintenance facilities along Kent Avenue and the gardening shed in Parking Lot 10 would be demolished. Replacement facilities would be constructed to house maintenance equipment and surplus supplies in the currently vacant land between Corte Madera Creek and Kent Middle School campus.
- **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 85,000 square feet. Work associated with this project would be limited to footprint of the existing building and adjacent parking lot. ~~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.

Other Projects

- **Swing Space:** This would be temporary space while the LRC is being constructed to vacate the building and house staff offices and classrooms.
- **Kent Avenue Maintenance Facilities Demolition:** Existing maintenance facilities located adjacent to Kent Avenue, gardening shed in parking lot 10 and batting cages would be demolished and rebuilt on the athletic fields. Replacement facilities would not be constructed in the same location as existing facilities. Instead, facilities for maintenance and storage would be consolidated into the Maintenance and Operations Building/District Warehouse project described above.
- **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.

- **General Site Improvements and Utilities:** To modernize, beautify, and improve access at the campus, landscape and irrigation improvements, parking lot repairs, and Americans with Disabilities Act (ADA) accessibility improvements would be implemented throughout the campus.
- **Campus Contingency:** Contingency funds would be used to support other projects in the event that additional budget is needed and do not represent a stand-alone project under the FMP. The Campus Contingency project is listed for informational purposes only and is not analyzed by this EIR.

Table 2-1 Kentfield Campus FMP Proposed Projects

Project	Project Type	Total Proposed Budget	Approved Budget (as of 10/15/2019)	Estimated Completion
Child Study Center	Capital Improvements and Repairs	$271,042	$271,042	Post 2022
PE Complex/Pool Renovations	Capital Improvements and Repairs	$874,671	$874,671	Late 2021
Performing Arts	Capital Improvements and Repairs	$2,088,235	$1,568,235	Mid 2020
Fine Arts	Capital Improvements and Repairs	$672,319	$672,319	Late 2020
Science, Math & Nursing	Capital Improvements and Repairs	$1,362,760	$1,362,760	Early 2022
Fusselman Hall	Retrofit	$5,063,373	$5,063,373	Early 2020
Athletic Synthetic Turf Fields and Restroom/ Storage Facilities	New Facility	$13,242,687	$13,242,687	Early 2020
Maintenance & Operations Building/District Warehouse	New facility	$15,307,143	$15,307,143	Early 2020
Learning Resource Center	New facility	$94,534,245	$94,534,245	Post 2022
Swing Space	Other	$1,701,762	$1,701,762	Post 2022
Kent Avenue Maintenance Facilities Demolition	Other	$652,678	$652,678	Post 2022
Corte Madera Creek Renovation	Other	$5,814	$5,814	Post 2022
General Site Improvements and Utilities	Other	$3,081,592	$3,081,592	Post 2022
Campus Contingency	Other	$5,915,000	$5,915,000	N/A
Sir Francis Drake Boulevard Rehabilitation Project	Other	N/A	N/A	Late 2021

Indian Valley Campus

The District also proposes several projects to address facility needs at the Indian Valley campus. Projects are grouped according to their scale of work. Table 2-2 summarizes allocated funding and estimated completion dates of projects proposed at the Indian Valley Campus under the FMP. Figure 2-6 shows the proposed projects on the Indian Valley campus.

Capital Improvements and Repair Projects

Improvements, renovations, and repairs to existing facilities are proposed. These projects would not involve new construction or demolition activities.

- **Building 21 (Child Care Center and Academic Labs):** The project would involve interior renovations to convert the existing pool facility (Building 21) into a new facility to house the childcare center and academic labs.
- **Building 27 (Dental, EMT, Library):** The project would involve minor capital repairs to Building 27 including interior improvements.
- **Pomo Cluster:** The project would involve capital repairs to the existing Pomo Cluster of buildings, including envelope improvements, window replacements, flooring replacement, upgrades to the electrical, fire alarm and heating, ventilation, and air conditioning (HVAC) systems, and painting.
- **Administrative Cluster:** The project would involve capital repairs to the existing Administration Cluster of buildings, including envelope improvements, window replacements, flooring replacement, upgrades to the electrical, fire alarm and HVAC systems, and painting.

Retrofit Projects

The following projects would involve substantial retrofits and modifications to existing facilities.

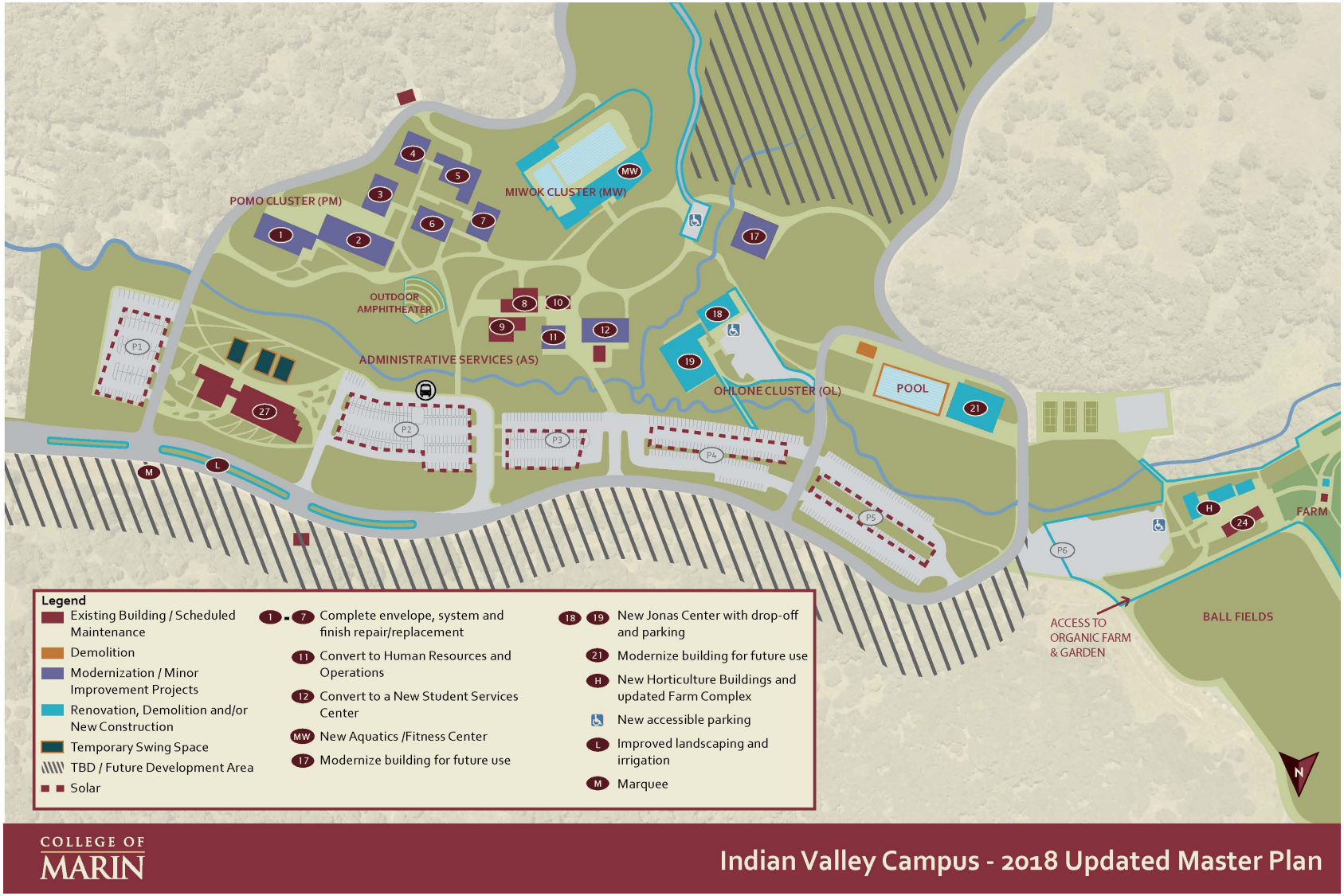
- **Building 12:** Renovation of Building 12 would occur to accommodate a new food service facility, student center, study rooms, and outdoor recreational spaces.
- **Building 17:** Renovation of Building 17 would involve interior improvements including a new elevator and ADA compliance improvements, and additional interior improvements.

New Facility Projects

The following projects would involve the construction of new or replacement facilities.

- **Ohlone Cluster – Building 18 and Jonas Center:** Renovation of the existing structure would occur to support the function of the adjacent new buildings. The existing facility would be re-roofed. The new building would include a total of about 5,635 square feet and be approximately 30 feet in height. Overall the Jonas Community Center would include 7,635 square feet of space, including a 4,966 square foot banquet hall and 1,038 square foot production kitchen. A parking lot that would provide 17 regular parking spaces and three accessible parking spaces would be constructed on the site of Building 19. A new pedestrian bridge would be constructed to provide ADA access from Parking Lot 4 to the Jonas Center over the Ignacio creek. The bridge project will be covered under a separate CEQA compliance document, however, the cumulative impacts analysis in this EIR will consider the impacts of the bridge project.
- **Organic Farm/Garden Enhancements:** The existing farm facilities provide hands-on educational opportunities for students and community members. To enhance these opportunities at the farm, three new prefabricated classroom buildings would be constructed to serve programs that

Figure 2-6 Indian Valley Campus FMP Project Map[1]



[1] Implementation of the FMP program no longer involves construction of the Outdoor Amphitheater shown in this figure.

occur there. This project also includes a new trail and a 2740-foot long fence to prevent deer from entering the farm fields. Overall, the complex would provide approximately 4,800 gross square feet of new classroom and demonstration space and would have a capacity for 197 students and staff. The existing shade structure and greenhouses would be relocated to the southern portion of the organic farm. Finally, an approximately 340-foot long trail would be constructed to the south of the organic farm and classroom complex to provide access to County trails to the west.

- **Miwok Center:** The project would involve the demolition and reconstruction of a replacement facility at the same location as the existing Miwok Cluster. It would accommodate a new aquatic and dive center.

Other Projects

- **ADA Barrier Removal/General Site Improvements:** To modernize, beautify, and improve access on the campus, landscape and irrigation improvements, parking lot repairs, and ADA improvements would be implemented throughout the Indian Valley Campus.
- **Ohlone Cluster Demolition Project:** The Ohlone Cluster includes buildings 18 through 20. Building 18 would remain and be retrofitted as described above. Building 19 would be demolished except for its foundation while Building 20 will be completely removed.
- **Campus Contingency:** Contingency funds would be used to support other projects in the event that additional budget is needed and do not represent a stand-alone project under the FMP. The Campus Contingency project is listed for informational purposes only and is not analyzed by this EIR.

Table 2-2 Indian Valley Campus FMP Proposed Projects

Project	Project Type	Total Proposed Budget	Approved Budget (as of 10/15/2019)	Estimated Completion
Building 21	Capital Improvements and Repairs	$349,126	$349,126	Fall 2023
Building 27	Capital Improvements and Repairs	$852,363	$852,363	Early 2022
Pomo Cluster	Capital Improvements and Repairs	$12,156,749	$12,156,749	Early 2020
Administrative Cluster	Capital Improvements and Repairs	$5,928,595	$5,928,595	Late 2021
Building 18 and Jonas Center	New Facility	$12,366,811	$12,366,811	August 2020
Building 12	Retrofit	$1,500,104	$1,500,104	Mid 2021
Building 17	Retrofit	$1,251,327	$1,251,327	late 2022
Organic Farm/Garden	New Facility	$4,216,333	$4,216,333	Late 2019
Miwok Center	New Facility	$27,775,461	$27,775,461	Mid 2021
ADA Barrier Removal/General Site Improvements	Other	$7,551,343	$7,551,343	Late 2021
Ohlone Cluster Demolition Project	Other	$1,368,985	$1,368,985	Mid 2018
Campus Contingency	Other	$1,750,883	$1,750,883	N/A

Bolinas Site

The District proposes the construction of a new facility at the Bolinas Site. The facility would be constructed over 14 months and is anticipated to begin construction in Spring 2021.

New Facility Project

- **Bolinas Marine Field Station:** Work associated with this project would only occur on the property currently occupied by the marine lab and associated structures. The project would involve complete demolition of the existing structures located at 72 Wharf Road and construction of a new classroom facility on the same site. The new facility would be a single-story, 2,416-square foot structure and would include a laboratory classroom, office, storage, restrooms, and five parking spaces. The new facility would be used for science classes and other programming at the College of Marin.

2.5.2 FMP Projects Not Included in Analysis

The following projects were originally included in the FMP and funded by Measure B, but have since been consolidated with other projects or removed from the FMP program entirely due to financial, design, need or feasibility issues. These projects have not been analyzed for potential environmental impacts in this EIR, and would require subsequent environmental analysis and approval prior to implementation.

Kentfield Campus

- **Academic Center Expansion:** The FMP program no longer involves expansion of the Academic Center facilities. This project has been consolidated with the LRC project.
- **Parking Structure:** Deferred to 2024.
- **Student Services:** The FMP program no longer involves alteration of the Student Services facility. This project has been consolidated with the LRC project, which would accommodate Student Services offices. Village Square Replacement: The FMP program no longer involves alternation to the Village Square facilities. This project has been consolidated with the LRC project.

Indian Valley Campus

- **Tree Study and Removal Project:** This project is ongoing with mitigation measures planned for Fall 2020. Building 18: Originally a stand-alone project, all work on Building 18 has been consolidated into the Jonas Center and Building 18 project described above.
- **Building 21:** Scope of project has been reduced from a full retrofit of existing facility to a capital repair and improvement project.
- **Maintenance and Operations Building:** Consolidated with Maintenance and Operations facility on Kentfield Campus.
- **New Aquatics Center:** Consolidated with Miwok Center project.
- **Storage:** Consolidated with Maintenance and Operations facility on Kentfield campus.
- **Outdoor Amphitheater:** Cancelled.

2.5.3 Learning Resource Center Project

The LRC project would involve the demolition and reconstruction of the LRC for seismic safety and to provide modernized facilities. 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 replacement facility would include a library, computer laboratory, classrooms, mailroom, student store, and offices. It would be constructed on roughly the same footprint as the existing building. Due to the age of the existing structure, it may contain asbestos, Polychlorinated biphenyls (PCB), and/or lead-based paint (LBP). Discussion of potential impacts related to hazards materials present in the existing structure are provided in the Initial Study, Section 9, *Hazards and Hazardous Materials* (Appendix IS-REV).

As of March 2020, plans for on-site parking are not finalized; however, existing campus parking lots are located approximately 0.2 mile southwest and are accessible via pedestrian pathways. The existing parking lot and driveway may be retained, and related accessible parking spaces and ramps would be installed to comply with the most recent ADA requirements. Upon finalization of plans, the District would ensure that parking counts and accessibility requirements are met.

Table 2-3 outlines the existing and proposed project elements. As shown, the proposed facility would consist of three stories and would be 85,000 square feet in size. No increase in student enrollment would be associated with the proposed project. The project is designed to comply with 2019 CALGreen Building Standards, which would reduce its energy consumption, water use and waste generation.

Construction

The project would involve the construction of a new LRC building on the site of the existing LRC building. Construction would occur over approximately 12 months. Grading would be necessary to accommodate the proposed building footprint along College Avenue. Cut and fill materials would be balanced on the site.

Table 2-3 Existing vs. Proposed Project Elements

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

Source: College of Marin 2018

2.6 Project Objectives

The overall FMP program and the LRC project share the following objectives, for the Kentfield and Indian Valley campuses, and the Bolinas Site:

- Provide the new facilities and campus improvements necessary for the Marin Community College District to achieve academic excellence and serve students seeking a variety of educational outcomes, including transfer to four-year universities, associate degrees and certificates, career technical education, and basic skills improvement
- Meet the needs of current and future students by providing state-of-the-art facilities capable of accommodating a wide range of educational experiences and instructional approaches that span a variety of disciplines
- Revitalize outdated facilities that are unable to provide students the resources that they need to learn and grow effectively
- Foster vibrant on-campus environments conducive to collaboration between students, staff, and surrounding communities

2.7 Required Approvals

As the public agency principally responsible for approving and carrying out the proposed projects, the District is the lead agency under CEQA. The District Board of Trustees would be responsible for reviewing and certifying the adequacy of this environmental document and granting final approval the proposed program and project. Although the District is not subject to local plans, policies or ordinances, implementation of the proposed project and program would require discretionary approvals by certain state and local agencies, as shown in Table 2-4.

Table 2-4 Program and Project Required Approvals

Authorizing Jurisdiction or Agency	Applicable Locations	Responsibility	Action
Division of the State Architect	Kentfield campus, Indian Valley Campus and Bolinas Site	Reviews compliance with Title 24 of the California Code of Regulations	Approves building plans
County of Marin (Community Development Agency, Planning Division; Department of Public Works, Land Development Division)	Bolinas Site	Reviews project design and administers compliance with the County's Local Coastal Program	Conducts design review, issues coastal development permit and use permit
State Fire Marshall	Kentfield campus, Indian Valley Campus and Bolinas Site	Reviews Facility Fire and Life Safety Program	Approves Facility Fire and Life Safety Program
Kentfield Fire Department	Kentfield Campus	Reviews fire access plans	Approves fire access plans
Novato Fire Department	Indian Valley Campus	Reviews fire access plans	Approves fire access plans
Bolinas Fire Protection District	Bolinas Site	Reviews fire access plans	Approves fire access plans
Bay Area Air Quality Management District	Kentfield campus, Indian Valley Campus and Bolinas Site	Reviews compliance with air quality regulations	Issues Authority to Construct (A/C) and Permit to Operate (P/O) permit

Authorizing Jurisdiction or Agency	Applicable Locations	Responsibility	Action
Marin Municipal Water District	Kentfield Campus	Reviews water connection plan & installs water lines	Issues water connection permits
North Marin Water District	Indian Valley Campus	Reviews water connection plan & installs water lines	Issues water connection permits
Bolinas Community Public Utility District	Bolinas Site	Reviews water connection plan & installs water lines	Issues water connection permits
State Water Resources Control Board/San Francisco Bay Regional Water Quality Control Board	Kentfield Campus, Indian Valley Campus and Bolinas Site	Reviews compliance with National Pollutant Discharge Elimination System Construction General Permit	Submits Notice of Intent and verifies project compliance with the provisions of the Constructing General Permit
Marin County Stormwater Pollution Prevention Program	Kentfield Campus and Bolinas Site	Reviews Erosion and Sediment Control Plans	Approves Erosion and Sediment Control Plans
Ross Valley Sanitary District	Kentfield Campus	Reviews sewer connection plan	Issues sewer connection permit
Central Marin Sanitation Agency	Kentfield Campus	Reviews sewer connection plan	Issues wastewater discharge permit
Novato Sanitation District	Indian Valley Campus	Reviews sewer connection plan	Issues wastewater discharge permit
Bolinas Community Public Utility District	Bolinas Site	Reviews sewer connection plan	Issues wastewater discharge permit

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3 Environmental Setting

This section provides a general overview of the geographic and environmental setting for the proposed program and project. More detailed description of the environmental setting for each environmental issue area can be found in Section 4.0, *Environmental Impact Analysis*.

3.1 Regional and Project Site Setting

Kentfield Campus

The Kentfield Campus is located in the community of Kentfield, a census-designated place in unincorporated Marin County. Located on the eastern slopes of Mount (Mt.) Tamalpais, Kentfield enjoys a classic California-style Mediterranean climate, with warm to hot, dry summers and mild to cool, wet winters. July and August are usually the warmest months of the year, with an average high of 86.5 degrees Fahrenheit. December and January are usually the coolest months, with an average low of 41.5 degrees Fahrenheit. The average amount of yearly rain is approximately 47 inches, with the wettest month being December (Weather Atlas 2019)

Kentfield encompasses approximately 3 square miles and is situated south of the city of San Rafael and west of US-101 (US Census Bureau 2010a). Kentfield is characterized by medium- and low-density residential neighborhoods and open space areas. Some commercial development is present near the Kentfield Campus. The estimated (2017) population of Kentfield is 6,927 persons, and the current housing stock includes an estimated 2,779 units (US Census Bureau 2017a).

The predominant mode of travel in Kentfield is driving. The main roadway corridor is Sir Francis Drake Boulevard, which bisects Kentfield in a northwest to southeast direction. Access is provided from US-101 by means of freeway interchanges at Sir Francis Drake Boulevard and Fifer Avenue. Marin County Transit District (Marin Transit) provides transit service to the site and maintains several bus stops adjacent to the campus along College Avenue and Sir Francis Drake Boulevard, which are served by routes 22, 29, 122 and 228. Marin County bicycle routes 15 and 20 are the vicinity of the campus. Route 15 is a Class II facility comprised of striped bicycle lanes demarcated along the sides of College Avenue and Magnolia Avenue. Route 20 is a Class I fully separated bicycle pathway that runs along Corte Madera Creek.

Indian Valley Campus

The Indian Valley Campus is in the city of Novato in Marin County. Novato is classified as a cold-summer Mediterranean climate. August is typically the warmest month of the year with an average high of 81 degrees Fahrenheit and December is typically the coldest month with an average low of 39 degrees Fahrenheit (Weather Spark 2020). The average annual rainfall is approximately 38 inches, with the wettest month being December (BestPlaces 2020a).

Novato is the northernmost and largest city in Marin County, and measures with a total area of approximately 28 square miles (US Census Bureau 2010b). Novato is surrounded by an extensive formal and informal open space and parks system to the north, west, and south. The city is situated northwest of San Pablo Bay, a northern extension of San Francisco Bay, and is characterized by

medium- and low-density residentially dominated neighborhoods. The estimated (2018) population of Novato is 55,655 persons, and the current housing stock includes an estimated 22,735 dwellings, and the average household size is approximately 2.53 persons per unit (US Census Bureau 2017b).

US Highway 101 bisects the city in a northwest to southeast direction and provides access to California State Route (SR) 37 which continues to the northeast. Novato is served by passenger rail service operated by the Sonoma-Marin Area Rail Transit. The current 45-mile system includes stations in the Sonoma County Airport area, Santa Rosa, Rohnert Park, Cotati, Petaluma, Novato, San Rafael, and Larkspur (Sonoma Marin Train 2019). The train system also includes a bicycle and pedestrian pathway along the rail corridor. Marin Transit provide bus transit to Novato, with two bus stops along Ignacio Boulevard in the vicinity of the campus that are served by routes 151, 251 and 257.

Bolinas Site

The Bolinas site is located in the coastal community of Bolinas, a census-designated place in southwestern unincorporated Marin County. Bolinas's climate is generally mild, with temperatures ranging from an average of 43 degrees Fahrenheit in winter months to an average of 77 degrees Fahrenheit during the winter months (BestPlaces 2020b). Bolinas receives about 41 inches of rainfall per year, generally from November to April. For the rest of the year, fog is more common than rain (Ritter and Brown 1973).

Bolinas encompasses a total area of approximately 5.8 square miles, and is located approximately 15 miles northwest of San Francisco (U.S. Census Bureau 2018). To the north, Bolinas is bordered by the Point Reyes National Seashore and is bound by the Bolinas Lagoon to the east, Bolinas Bay to the south, and the Pacific Ocean to the west. Bolinas's population as of 2010 was 1,620 persons, and the housing stock is estimated to be 851 units (U.S. Census Bureau 2018).

Bolinas can be accessed by either Olema Bolinas Road or Horseshoe Hill Road, both spur roads linked to State Route (SR) 1. Bolinas is a somewhat isolated community due to its geographic location and limited roadway access. Marin Transit provides bus service to Bolinas with one stop at Brighton Avenue and Wharf Road providing transportation to Marin City and Sausalito.

3.2 Cumulative Development

In addition to direct impacts, CEQA requires an evaluation of cumulative impacts of the proposed program and project. CEQA defines "cumulative impacts" as two or more individual impacts that, when considered together, are substantial or will compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the proposed program or project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time (CEQA Guidelines Section 15355).

CEQA Guidelines Section 15130 describes the requirements for the discussion of cumulative impacts in an EIR. It states that an EIR will discuss cumulative impacts of a project when the project's incremental effect is cumulatively considerable. If an incremental effect is not "cumulatively considerable," a lead agency need not consider that effect significant, but must briefly describe its basis for concluding that the incremental effect is not cumulatively considerable. The discussion will

reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as much detail as is provided for the impacts attributable to the Proposed Project alone. In addition, the CEQA Guidelines allow for a project's contribution to be rendered less than cumulatively considerable with implementation of appropriate mitigation.

CEQA Guidelines Section 15130(b) presents two approaches for analyzing cumulative impacts:

- A list of past, present, and probable future projects producing related or cumulative impacts, including those projects outside the control of the agency
- A summary of projections contained in an adopted local, regional, or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect

The cumulative analysis presented in this EIR uses the second approach, the projections-based approach. Buildout of the program and project are combined with the growth projections of applicable countywide planning documents. The cumulative scenario considered in the discussions of cumulative impacts in Chapter 4, *Environmental Impact Analysis*, is based on buildout of the Marin Countywide Plan and City of Novato General Plan, described below. In addition, two specific cumulative projects, the Sir Francis Drake Boulevard Rehabilitation and Jonas Center Pedestrian Bridge, are considered as described below.

- **Sir Francis Drake Boulevard Rehabilitation.** This roadway project is being developed by the County of Marin. A detailed project schedule is not currently available, but this project is anticipated to occur between the summer of 2020 and the end of 2021. Therefore, it may occur simultaneously with FMP projects on the Kentfield Campus. Marin County is the lead agency and is responsible for planning and implementing the rehabilitation project.

  The project would rehabilitate approximately 2 miles of Sir Francis Drake Boulevard between US Highway 101 and the Ross town limits in Marin County. Project components include roadway repaving; intersection geometry and striping modifications; installation of pedestrian, bicycle and ADA improvements; installation of drainage improvements; and replacement and installation of water supply mains. Work planned near the Kentfield Campus includes improvements to the intersection of Sir Francis Drake Boulevard and College Avenue. This project would involve the installation of an additional left turn lane from Sir Francis Drake Boulevard onto College Avenue, reconfiguration of the curb at the intersections southeast corner, and removal of up to four trees.
- **Jonas Center Pedestrian Bridge.** A new pedestrian bridge would be constructed on the Indian Valley Campus to provide ADA access from Parking Lot 4 to the Jonas Center over the Ignacio creek. The project would install an approximately 10-foot wide, 96-foot long free-spanning, prefabricated pedestrian bridge. Bridge foundations would require excavating 30 feet deep outside of the creek bank to install cast-in-place concrete piers. The project would remove seven bay trees. Project activities are expected to commence in mid-June 2021 and would be completed around mid-September 2021. The project is subject to a Streambed Alteration Agreement with the California Department of Fish and Wildlife and subject to CEQA review in the form of a Subsequent EIR or Mitigated Negative Declaration. Project mitigation monitoring for biological resources would begin by June 2020.

In Chapter 4, *Environmental Impact Analysis,* cumulative impacts are discussed by environmental issue area. Cumulative impacts are also discussed by environmental issue area in the Initial Study (Appendix IS-REV).

Marin Countywide General Plan

The Countywide General Plan does not provide population and development projections specific to each unincorporated community, including Kentfield and Bolinas. Therefore, buildout projections for the entirety of unincorporated Marin County are used in the cumulative analysis for this EIR. The Countywide General Plan anticipates buildout to include development of an additional 5,391 housing units and 1,236,781 non-residential square feet by 2030. The General Plan projects a population increase of 5.4 percent from 2000 levels to a population of 76,600 by 2030 (County of Marin 2007).

City of Novato General Plan

The City of Novato General Plan 2035 anticipates buildout to include development of an additional 930 housing units, 694,797 square feet of commercial land uses, and 646,353 square feet of office space through 2035. The City of Novato General Plan 2035 projects a population increase of six percent from 2015 levels that could result in a population of 55,645; a household increase of four percent from 2015 levels to a total number of households of 21,225; and a five percent increase in employment from 2015 levels to a total employment of 28,225 (City of Novato 2020).

4 Environmental Impact Analysis

Introduction

This section discusses the environmental effects of the proposed program and the proposed project. "Significant effect" is generally defined by the CEQA Guidelines Section 15382 as:

> a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment but may be considered in determining whether the physical change is significant.

Components of Environmental Analysis

The assessment of each issue area begins with a discussion of the environmental and regulatory setting related to the issue. This is followed by the impact analysis. The environmental setting or baseline generally describes the existing physical conditions with regard to the environmental resource area reviewed within and in the vicinity of the project area. Each environmental topic provides a description of the baseline physical conditions from which the District, as Lead Agency, determines whether an impact is significant. Additional details regarding the program and project's baseline are included in Section 3, *Project Description*, and in the individual resource sections in Section 4. The regulatory setting outlines the Federal, State, regional, and local regulations that govern the way development occurs in the project area.

In the impact analysis, the first subsection identifies the analytical methodologies used as the metrics to determine whether an impact from the project would occur. These significance thresholds are used by the lead agency to determine whether the proposed project's effects are significant. The next subsection describes each impact of the program and project, and provides recommended mitigation measures to address identified significant impacts. It then concludes what level of significance remains after the application of feasible mitigation measures. Each effect under consideration for an issue area is listed separately in bold text which is followed by a discussion of the effect and its significance. Each bolded impact statement also contains a statement of the significance determination for the environmental impact as follows:

- **Significant and unavoidable.** An impact that cannot be reduced to a less than significant level with identified feasible mitigation measures.
- **Significant but mitigable.** An impact that can be reduced to a less than significant level with implementation of recommended mitigation measures.
- **Less than significant.** An impact that is less than significant, does not exceed the significance thresholds and does not therefore require the application of mitigation measures.
- **No impact.** A finding of no impact is made when the analysis concludes that the proposed project would not affect the particular environmental resource or issue.

Following each environmental impact discussion where a significant effect is identified is a description of mitigation measures and the residual, or remaining, effects and level of significance remaining after implementation of the measure or measures. The decision to adopt and incorporate a mitigation measures will be decided by the decision-makers. Accordingly, if a recommended mitigation measure is not adopted, impacts identified may remain significant and unavoidable. In cases where the mitigation measure or measures for an impact could have a significant environmental impact in another issue area, this impact is discussed and evaluated as a secondary impact. The impact analysis also provides a discussion of cumulative effects, which evaluates proposed project impacts in conjunction with other past, present, and reasonably foreseeable probable future development projects.

CEQA Guidelines Section 15065 also requires the following specific issues be addressed as part of the environmental review for the project:

- The potential for the project to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory;
- Project impacts that are individually limited, but cumulatively considerable. ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects); and
- Environmental effects of the project which will cause substantial adverse effects on human beings, either directly or indirectly.

4.1 Biological Resources

This section addresses both direct and indirect impacts on the following special-status biological resources: regulated waterways and wetlands, sensitive habitats and mature native trees, sensitive plants and animals, and wildlife movement corridors from implementation of both the College of Marin Facilities Master Plan program and the Kentfield Campus Learning Resources Center project.

4.1.1 Setting

The College of Marin proposes to renovate and develop new facilities on the Kentfield Campus, Indian Valley Campus, and Bolinas Site, all located in Marin County, California (see Figure 2-1 in Chapter 2, *Project Description*). The Kentfield Campus is along Sir Francis Drake Boulevard, just southwest of the border between Kentfield and the town of Ross (see Figure 2-2 in Chapter 2, *Project Description*). The LRC project is situated on the Kentfield Campus along College Avenue, just south of Sir Francis Drake Boulevard (see Figure 2-2 in Chapter 2, *Project Description*). The Indian Valley Campus is in the southeastern area of Novato (see Figure 2-3 in Chapter 2, *Project Description*), and the Bolinas Site is on the west side of the Bolinas Lagoon (see Figure 2-1 in Chapter 2, *Project Description*).

a. Regulatory Setting

The following is a summary of the regulatory context under which biological resources are managed at the federal, state, and local levels. Agencies with responsibility for protection of biological resources in the program area include the following:

- U.S. Fish and Wildlife Service (USFWS, federally listed species and migratory birds)
- U.S. Army Corps of Engineers (USACE, wetlands and other waters of the United States)
- California Department Fish and Wildlife (waters of the State, state-listed and fully protected species, and other sensitive plants and wildlife)
- San Francisco Regional Water Quality Control Board (RWQCB, waters of the State)
- County of Marin General Plan and County Code
- City of Novato Municipal Code and General Plan
- Marin County Stormwater Pollution Prevention Program

The following discussion provides a summary of those laws that are most relevant to biological resources in the program area vicinity.

Federal Regulations

Federal Endangered Species Act

The USFWS and the National Marine Fisheries Service (NMFS) administer the Federal Endangered Species Act (FESA), which requires each agency to maintain lists of imperiled native species and affords substantial protections to these “listed” species. NMFS jurisdiction under FESA is limited to the protection of marine mammals, marine fishes, and anadromous fish. All other species are subject to USFWS jurisdiction.

The USFWS and NMFS may "list" a species if it is endangered (at risk of extinction in all or a significant part of its range) or threatened (likely to become endangered in the foreseeable future). Section 9 of FESA prohibits the "take" of any wildlife species listed as endangered and most species listed as threatened. Take, as defined by FESA, means "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." Harm is defined as "any act that kills or injures the species, including significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding, or sheltering" (50 Code of Federal Regulations 17.3).

FESA includes exceptions that allow an action to be carried out even though the action may result in the "take" of listed species if conservation measures are included for the species. Section 7 of FESA provides an exception for actions authorized (e.g., under a Section 404 permit), funded, or carried out by a federal agency and Section 10 provides an exception for actions that do not involve a federal agency.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) is a federal law that protects native birds and bird parts. Under the provisions of the MBTA, it is unlawful to take (pursue, hunt, take, capture, or kill) migratory birds, except under permits issued by the U.S. Fish and Wildlife Service (USFWS) for special situations, such as imminent threat to human safety or scientific research. The law currently applies to more than 1,000 species, including most native birds, and covers the destruction or removal of active nests of those species. These protections apply regardless of whether other entitlements are in place, such as approvals under the California Environmental Quality Act (CEQA). In December 2017, the Department of the Interior (DOI), which oversees the USFWS, issued a memorandum that concluded the statute's prohibitions on take apply "only to affirmative actions that have as their purpose the taking or killing of migratory birds, their nests, or their eggs" (i.e., take of a migratory bird or its active nest (i.e., with eggs or young) that is incidental to, and not the purpose of, a lawful activity does not violate the MBTA). In February 2020 the USFWS announced a proposed rule that the MBTA's prohibitions on pursuing, hunting, taking, capturing, killing, or attempting to do the same, apply only to actions directed at migratory birds, their nests, or their eggs. If implemented, after a period of public comment (ending March 2020), the rule will codify the December 2017 legal opinion from the DOI that came to the same conclusion.

Sections 3503, 3503.5, 3513 of the California Fish and Game Code (CFGC) protect all birds, birds of prey, and all nongame birds, as well as their eggs and nests, for species that are not already listed as fully protected and that occur naturally within the state. Sections 3503 and 3503.5 of the CFGC stipulate the following regarding eggs and nests: Section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by CFGC or any regulation made pursuant thereto; and Section 3503.5 states that is it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by CFGC or any regulation adopted pursuant thereto. Section 3513 states that it is unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA. In November 2018, the California Department of Fish and Wildlife (CDFW) and California Attorney General issued an advisory to affirm that relevant statutes in the CFGC continue to provide protections for birds, including their active nests. Specifically, the advisory notes that for purposes of these statutes, California courts have held that the CFGC's protections include prohibitions on

incidental take and that such take is not limited to hunting, fishing, and other activities that are lawfully permitted to take/kill wildlife.

Federal Clean Water Act, Section 404 – Programmatic General Permit for Wetland Fill

The Clean Water Act (CWA) is the primary federal law that protects the quality of the nation's waters, including wetlands, lakes, rivers, and coastal areas. Section 404 of the CWA regulates the discharge of dredged or fill material into the waters of the United States, including wetlands. The CWA holds that all discharges into the nation's waters are unlawful unless specifically authorized by a permit; issuance of such permits constitutes the principal regulatory tool under this law.

The USACE is authorized to issue Section 404 permits, which allow the placement of dredged or fill materials into jurisdictional waters of the United States under certain circumstances. The USACE issues two types of permits under Section 404, general permits (either nationwide permits or regional permits) and standard permits (either letters of permission or individual permits). General permits are issued by the USACE to streamline the Section 404 permitting process for statewide or regional activities that have minimal direct or cumulative environmental impacts on the aquatic environment. Standard permits are issued for activities that do not qualify for a general permit (i.e., that may have more than a minimal adverse environmental impact).

Federal Clean Water Act, Section 401 – Programmatic Water Quality Certification

Under the CWA Section 401, applicants for a federal license or permit to conduct activities that may result in the discharge of a pollutant into waters of the United States must obtain certification from the State in which the discharge would originate. Therefore, all projects that have a Federal component and may affect state water quality (including projects that require Federal agency approval, such as issuance of a Section 404 permit) must also comply with CWA Section 401 and the State's Porter-Cologne Water Quality Control Act. In California, Section 401 certification is handled by the RWQCBs. Marin County is under the jurisdiction of the San Francisco RWQCB, the agency responsible for implementation of State and federal water quality protection guidelines. The RWQCB implements the Water Quality Control Plan for the San Francisco Bay Basin (Basin Plan), a master policy document for managing water quality issues in the region.

State Regulations

California Endangered Species Act

Administered by the CDFW, California Endangered Species Act (CESA) prohibits the take of listed species and species formally under consideration for listing ("candidate" species) in the state. CESA defines take as to "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill" (Fish and Game Code Section 86). Under this definition, and in contrast to FESA, CESA does not prohibit "harm" to a listed species, and "take" under CESA does not include "the taking of habitat alone or the impacts of the taking." However, killing of a listed species that is incidental to an otherwise lawful activity and not the primary purpose of the activity does constitute "take" under CESA. CESA, with certain exceptions, prohibits the "take" of plants on private land.

California Fish and Game Code Sections 3511, 4700, 5050, and 5515 – Fully Protected Species

The CDFW also enforces Sections 3511, 4700, 5050, and 5515 of the Fish and Game Code, which prohibits take of species designated as Fully Protected. The CDFW is not allowed to issue an Incidental Take Permit for Fully Protected species; therefore, impacts to these species must be avoided.

California Fish and Game Code Sections 3503, 3503.5, and 3511 – Native Birds

California Fish and Game Code (CGFC) Sections 3503, 3503.5, and 3511 describe unlawful take, possession, or needless destruction of birds, nests, and eggs. Fully protected birds (Section 3511) may not be taken or possessed except under a specific permit to do so. Section 3503.5 of the CFGC protects all birds-of-prey and their eggs and nests against take, possession, or destruction of nests or eggs.

California Fish and Game Code Sections 1600-1616 – Lake or Streambed Alteration

CDFW has jurisdictional authority over streams, lakes, and wetland resources associated with these aquatic systems under California Fish and Wildlife Code Section 1600 et seq. Under the provisions of this law, CDFW has the authority to regulate work that will "substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake, or deposit or dispose of debris waste or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake" (CGFC Section 1602.). An entity that proposes to carry out such an activity must first inform CDFW; when CDFW concludes the activity will "substantially adversely affect an existing fish or wildlife resource," the entity proposing the activity must negotiate an agreement with CDFW that specifies terms under which the activity may be carried out in a way that protects the affected wildlife resource.

California Code of Regulations Section 15380 – Rare Species

Species of Special Concern (SSC) is a category CDFW uses to indicate those species considered to be indicators of regional habitat changes or considered to be potential protected species in the future. SSC do not have any special legal status, but they must be considered under CEQA Guidelines (California Code of Regulations Section 15380) as a rare species. CDFW intends the SSC category to be used as a management tool that provides these species special consideration when decisions are made about the development of natural lands.

California Coastal Act

The California Coastal Act (Coastal Act) outlines standards for development within the coastal zone and includes specific policies (see Division 20 of the Public Resources Code) that address issues such as terrestrial and marine habitat protection, commercial fisheries, and water quality. The coastal zone encompasses 1.5 million acres of land, and stretches from three miles at sea to an inland boundary that varies from several blocks in urban areas to as much as five miles in less developed areas. The majority of Bolinas and entirety of the Bolinas Site are located within the coastal zone. The coastal zone also extends into federal waters under the federal Coastal Zone Management Act.

Chapter 3 of the Coastal Act contains the standards used by the California Coastal Commission in the review of coastal development permits and certification of local coastal plans. The seven articles within Chapter 3 govern all development along the coast, and mandate protection of public access,

recreational opportunities, and marine and land resources. Chapter 3, Article 4 addresses protection of the marine environment including water quality issues, wetlands protections, and coastal armoring. Chapter 3, Article 5 includes protections for environmentally sensitive habitat.

Local Regulations

Although the District is not subject to local plans, policies or ordinances, relevant components of the Marin Countywide Plan and County Code and City of Novato General Plan and Municipal Code are discussed below for informational purposes.

Marin Countywide Plan and County Code

The Marin County General Plan includes standards and regulations to protect biological and environmental resources. Chapter 2.4 establishes goals and policies to protect and maintain biological resources; Chapter 2.5 does the same for water resources.

The Marin County Code Chapter 22.27 includes policies that ensure protection and preservation of native trees.

Marin County Local Coastal Program

Marin County's Local Coastal Program (LCP) is divided into two units: Unit I and Unit II. Unit I was certified in 1980 and includes the community of Bolinas. The primary goal of the Local Coastal Program is to ensure that the local government's land use plans, zoning ordinances, zoning district maps, and actions meet the requirements of and implement the Coastal Act's provisions and policies at the local level. An update to the Marin County LCP Land Use Plan is ongoing, with portions of the updated LCP currently certified by the Coastal Commission (California Coast Commission 2018). The existing and updated Marin County LCP contain policies that pertain to certain types of habitat designated as Environmentally Sensitive Habitat Area (ESHA). Per Section 30107.5 of the Coastal Act, an ESHA is defined as:

> "...any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments."

According to the updated LCP, wetlands are considered a class of ESHA (County of Marin 2016). Unit I of the existing LCP and the updated LCP identify the Bolinas Lagoon as a wetland and require a buffer area at least 100 feet in width to be maintained in natural condition along the periphery of wetlands (County of Marin 1980; 2016). The purpose of this required buffer is to protect wetland resources from the impacts of proposed development, including construction and post-construction impacts.

City of Novato General Plan and Municipal Code

The City of Novato General Plan and Municipal Code contain standards and regulations to protect biological resources in the areas surrounding the Indian Valley Campus. Chapter IV of the existing General Plan covers the environment and establishes objectives and policies to protect sensitive habitat, wildlife, and native plants.

The Novato Zoning Code contains standards and regulations to protect biological resources. Division 19.08, Agriculture and Resource Zoning Districts, establishes use regulations and development standards to preserve and protect open space, natural resources and agricultural areas in specified

zoning districts. The Zoning Code also includes special provisions that apply to important natural resources located throughout the City. These standards include Division 19.26, Hillside and Ridgeline Protection; Division 19.35, Waterway and Riparian Protection; Division 19.36, and Division 19.39, Woodland and Tree Preservation.

b. Environmental Setting

Background and Geographic Regions

The three College of Marin sites are distributed across Marin County: the Kentfield Campus in southeastern Marin, the Indian Valley Campus in northeastern Marin; and the Bolinas Site in western Marin. Marin County supports a wide range of terrestrial and aquatic habitat types. While development has altered much of the landscape in Marin County, approximately 50 percent of Marin County remains undeveloped (County of Marin 2007).

The Kentfield and Indian Valley Campuses are located east of the US-101 corridor in an area developed within urban and suburban uses, and on the valley floors and lower elevations of the surrounding hillsides. These developed areas are bisected by the remaining natural riparian and marshland habitats along major drainages such as Ignacio Creek at the Indian Valley Campus and Corte Madera Creek at the Kentfield Campus. The LRC is on the north bank of a channelized portion of Corte Madera Creek. While the Kentfield Campus is fully developed and surrounded by developed lands, the Indian Valley Campus has undeveloped land within its limits and borders two County-managed open space preserves: Indian Valley Open Space Preserve to the west and Ignacio Valley Open Space Preserve to the south. A mosaic of grassland and woodland habitats covers the hillsides around the Indian Valley Campus.

Marin County's rich biodiversity is due in part to its hilly topography and its peninsular location between the Pacific Ocean to the west and the San Francisco Bay Estuary to the east. The Bolinas Site is on the southwestern coast of Marin County, situated right at the mouth of the tidal estuary of the Bolinas Lagoon. Bolinas is a small, suburban community, and while the Bolinas Site is located right on the waterfront, it is in a developed area in downtown Bolinas. Figure 4.1-1a-c show the vegetation communities and land cover types in the program area, which includes all three sites.

Historic land use has altered much of the landscape in the vicinity of College of Marin campuses, including the plant communities and wildlife habitat. Native perennial grasslands throughout California have been replaced largely by non-native annual grasslands, and several invasive species. Although some natural areas remain in local parks, open space, stream corridors, hillsides, ridgelines, and baylands, they are considered fragmented by urban development. Nevertheless, the remaining natural communities in Marin County support a diverse assemblage of plant and animal species. The following paragraphs depict habitats in the program area with significant biological resources.

Habitat Types

Grasslands/Agriculture

Some undeveloped portions of the Indian Valley Campus support grasslands dominated by non-native grasses and forbs. Grasslands occupy much of the rolling hills of eastern Novato. Species composition in the grasslands varies, depending on the extent of past disturbance, depth to groundwater, and frequency and duration of soil saturation. Highly invasive species are spreading into grassland habitat along road margins and edges of developed areas, particularly Himalayan

Figure 4.1-1a Kentfield Campus Habitat Types

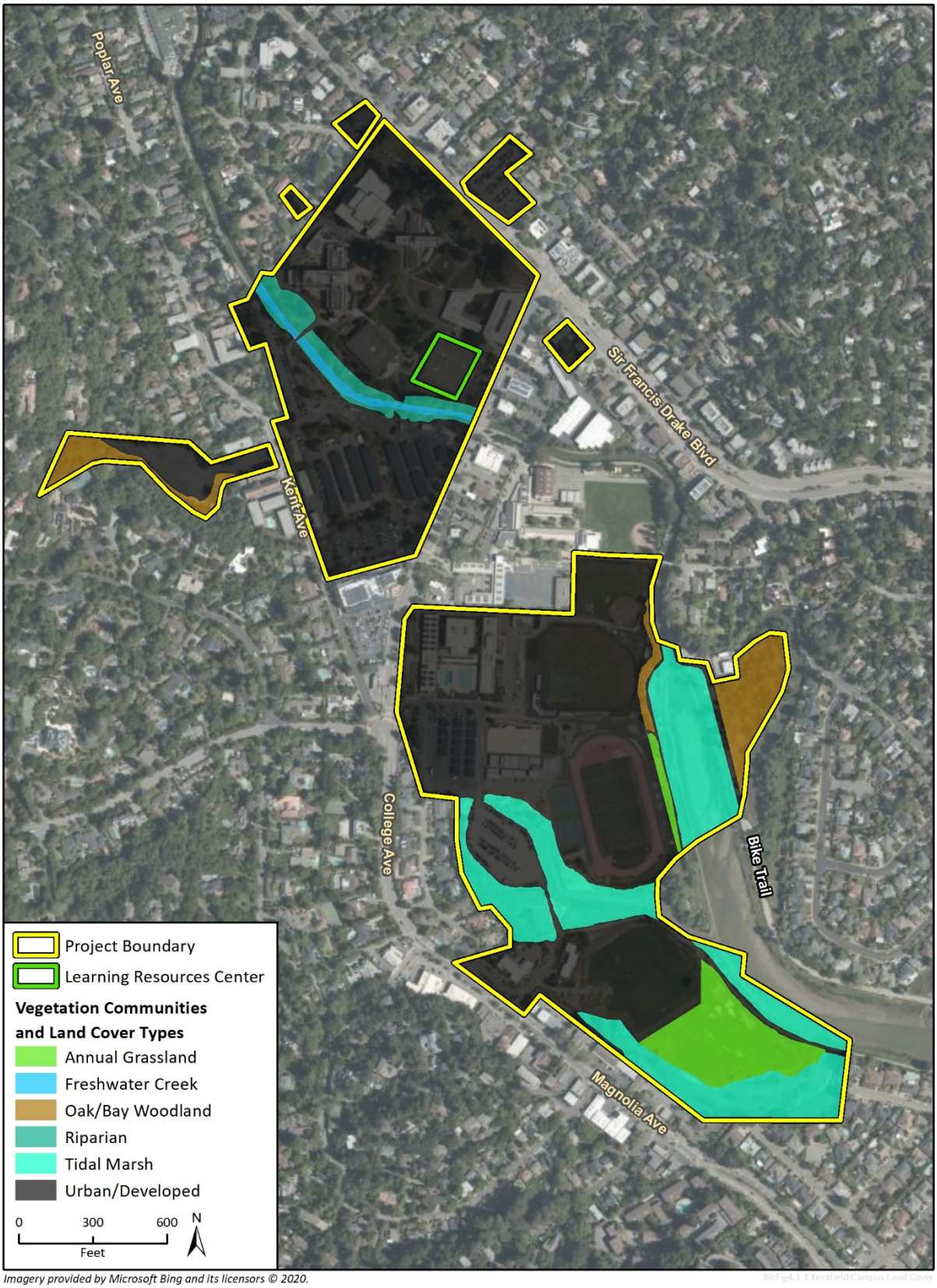

Figure 4.1-1b Indian Valley Campus Habitat Types

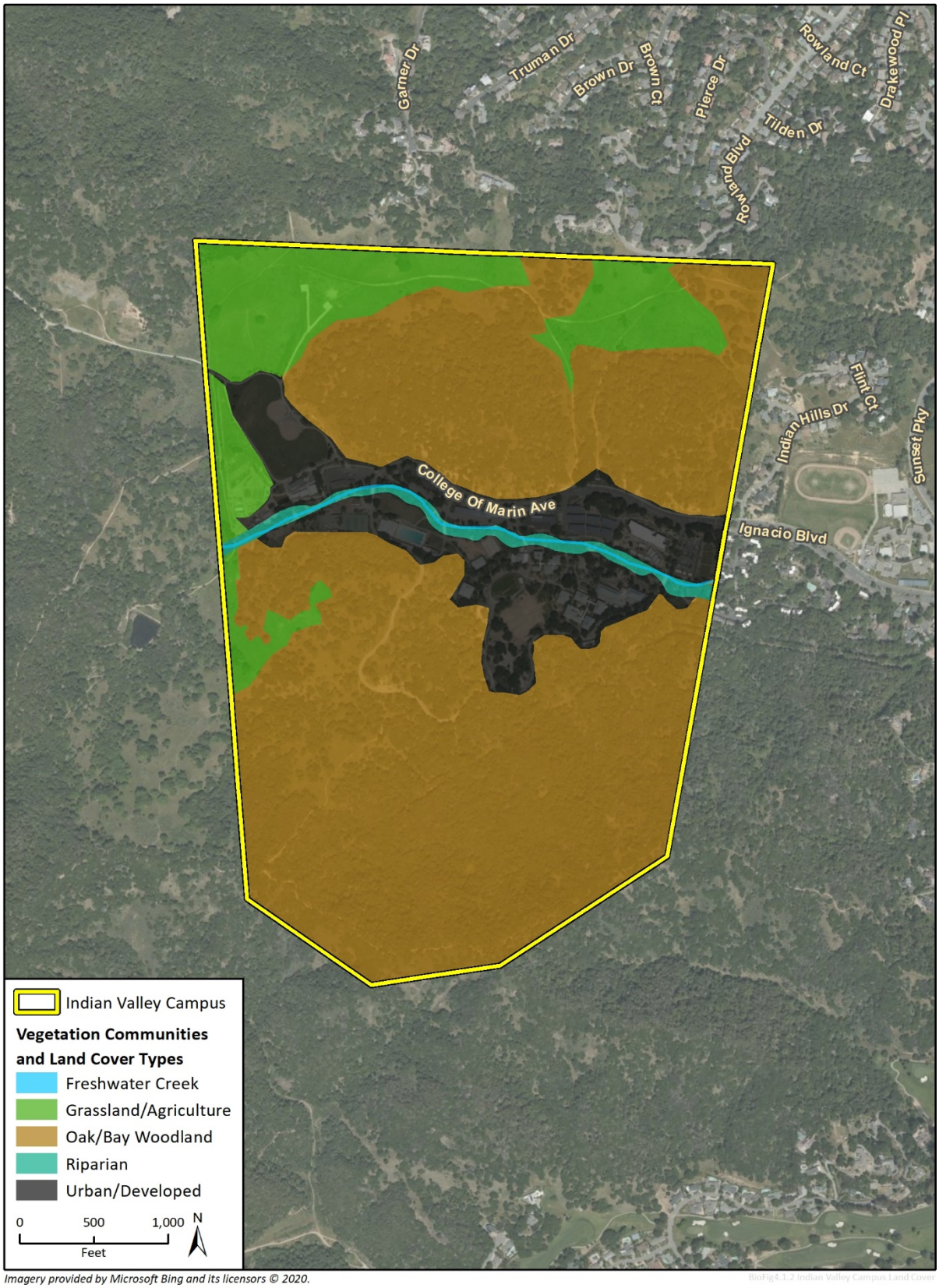

Figure 4.1-1c Bolinas Site Habitat Types

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BioFig4.1.3 Bolinas Marine Biology Lab Land Cover

blackberry (*Rubus discolor*), poison hemlock (*Conium maculatum*), French broom (*Genista monspessulana*), Scotch broom (*Cytisus scoparius*), and fennel (*Foeniculum vulgare*). These species contribute to the risk of fire through increased fuel loads and compromise the wildlife habitat values of areas they occupy (City of Novato 2014). Portions of the fields used for the organic farm and garden at the western edge of the Indian Valley Campus are composed of these invasive land cover types.

Oak/Bay Woodland

Mixed oak woodlands occupy much of the remaining undeveloped hillsides in the Indian Valley Campus vicinity. The woodlands vary in species composition and structure, from dense tree cover with a continuous canopy and little understory, to open woodlands with a lush understory of grassland and shrubs, to a widely spaced savanna surrounded by grasslands. Several species of oak and other native tree species dominate most of the woodlands on the Indian Valley Campus, including black oak (*Quercus kelloggii*), valley oak (*Q. lobata*), coast live oak (*Q. agrifolia*), blue oak (*Q. douglasii*), California bay (*Umbellularia californica*) and madrone (*Arbutus menziesii*). Where the woodland canopy is closed, understory vegetation is generally sparse, composed of poison oak (*Toxicodendron diversilobum*), coyote brush (*Baccharis pilularis*), toyon (*Heteromels arbutifolia*), and other shrub and groundcover species. Where the canopy is open or sparse, a relatively dense cover of non-native grassland species dominates the understory (City of Novato 2014). Small inclusions of oak woodlands are also present on the periphery of the Kentfield Campus outside of proposed Program development areas.

Riparian

Riparian woodland and scrub may occur along the creeks and streams in the program area, including Ignacio and Corte Madera creeks and near Bolinas Lagoon. Generally, native willow (*Salix* spp.), valley oak, coast live oak, and California bay form the dominant native tree cover along these riparian corridors, with an understory of shrubs including poison oak and Pacific Blackberry (*Rubus ursinus*). Other tree species may include native California buckeye (*Aesculus californica*), white alder (*Alnus rhombifolia*), box elder (*Acer negundo* var. *californicum*), Fremont cottonwood (*Populus fremontii*), and black walnut (*Juglans hindsii*); a number of non-native invasive species are also present, including silver wattle (*Acacia dealbata*), black locust (*Robinia pseudoacacia*) and plum (*Prunus* sp.). Riparian habitat is relatively scarce because it only forms along watercourses and lakes, and in California much of this habitat has been lost to agricultural uses, urbanization, and channelization for flood control. Riparian habitat can be of high resource value to wildlife due to the complex structure of the vegetation, available surface water, and the transition to other habitat types that border the creek corridors, sometimes referred to as “edge” habitat (City of Novato 2014).

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 only commonly classified riparian species present is coast live oak. Other trees and shrubs observed along the banks of the creek at the project site included ironwood (*Lyonothamnus* sp.), toyon, late cotoneaster (*Cotoneaster lacteus*), coast redwood (*Sequoia sempervirens*), flowering dogwood (*Cornus florida*), glossy privet (*Ligustrum licidum*), tree of heaven (*Ailanthus altissima*), and elm (*Ulmus* sp.).

Developed Area/Ornamental Landscaping

Buildings, roadways, parking lots, and other impervious surfaces, along with turf and ornamental landscaping, are present in the developed portions of the three sites. Existing landscaping consists of a mix of native and non-native trees, shrubs, and groundcovers. Ornamental landscaping includes a wide range of introduced, commercially available species that provide shade and contribute to the visual quality of the urban landscape. Several highly invasive plant species also occur in developed areas and are spreading along roadways and into nearby undeveloped lands (City of Novato 2014).

Wetlands and Water Features

Wetlands in the program area are on and in the vicinity of the Kentfield Campus and the Bolinas Site. Streams and creeks are found on the Kentfield and the Indian Valley campuses. Figure 4.1-2a-c show the extent of wetland habitat types in the program area mapped as part of the National Wetlands Inventory (NWI, USFWS 2019), which consists of a range of characteristic wetland types, together with streams and waters mapped in the National Hydrography Database (United States Geological Survey 2019). These wetland habitats include the marine and estuarine systems of Bolinas Lagoon and Corte Madera Creek and riverine features, including intermittent streams and seasonal drainages at the Indian Valley Campus. Detailed wetland delineations would be required to determine the extent of any jurisdictional wetlands and other waters at specific locations. The USACE holds the responsibility of making a final determination on the extent of jurisdictional waters at the project level.

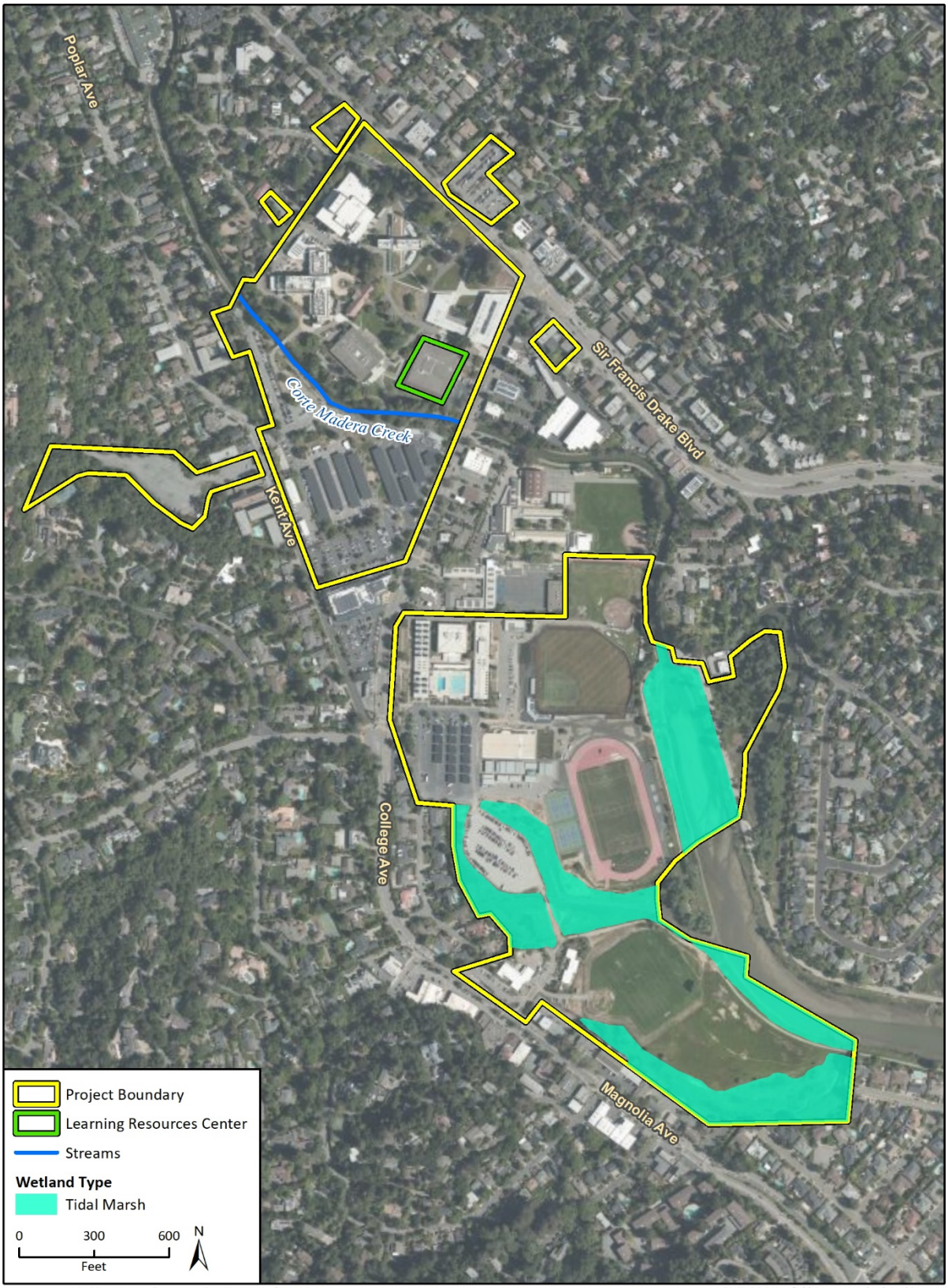
Tidal Marsh

Coastal salt marsh and coastal brackish marsh occupy significant portions of the Marin County Coast. Tidal creeks that flow out into these marshes, such as Corte Madera creek, contain tidal salt marsh vegetation along their banks that transitions to brackish marsh vegetation upstream, with increasing freshwater input. Vegetation associated with tidal marsh differs in relation to tides, salinity levels, and elevation. California cord grass (*Spartina foliosa*) occurs at the lower elevations on the waterward edge of the mudflats that are exposed at low tides. Dense stands of pickleweed (*Salicornia* spp.) occur at the middle elevations of the coastal salt marsh. Transitional marsh species such as salt grass (*Distichlis spicata*), jaumea (*Jaumea carnosa*), and gum plant (*Grindelia stricta*), occur at the upper elevations of the salt marsh, together with ruderal grassland species. Areas of brackish water marsh occur at the upper limits of the tidal range, dominated by tules (*Schoenoplectus* spp.), bulrushes (*Bolboschoenus* spp.), and cattails (*Typha* spp.). Tidal marsh provides important foraging and breeding habitat for a wide variety of aquatic and terrestrial species and contributes to the health of larger baylands ecosystem.

Tidal Estuary

Bolinas Lagoon is a tidal estuary and contains tidal marsh habitat; the Bolinas Site is located at the mouth of the Lagoon, near where it opens into Bolinas Bay. The waterward buildings that make up the site extend over the estuary on docks. Where the shoreline overlaps with the Bolinas Site area, reinforced concrete creates a seawall. Sediment (mudflat) may be exposed at the base of the wall and near the dock if the tide is low. The existing laboratory and associated structures that would be demolished and replaced under the FMP program are located approximately 50 feet from the edge of the Lagoon.

Figure 4.1-2a Kentfield Campus Wetlands and Waters



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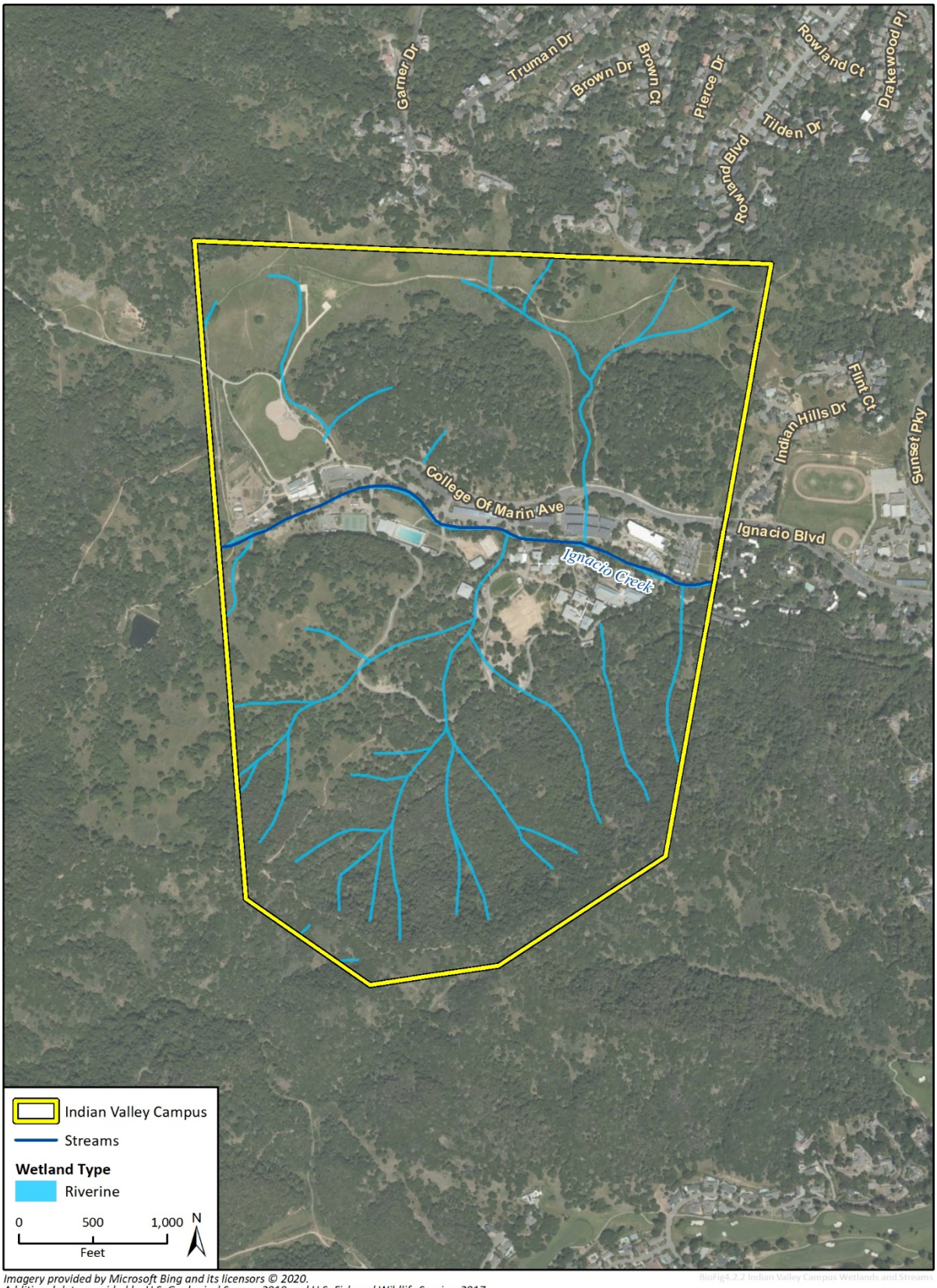
Additional data provided by U.S. Geological Survey, 2019 and U.S. Fish and Wildlife Service, 2017.

BioFig4.2.1 Kentfield Campus Wetlands and Streams

Figure 4.1-2b Indian Valley Campus Wetlands and Waters



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Additional data provided by U.S. Geological Survey, 2019 and U.S. Fish and Wildlife Service, 2017.

BioFig4.2.2 Indian Valley Campus Wetlands and Streams

Figure 4.1-2c Bolinas Site Wetlands and Waters

Imagery provided by Microsoft Bing and its licensors © 2020.
Additional data provided by U.S. Geological Survey, 2019.

BioFig4.2.3 Bolinas Marine Biology Lab Wetlands and Streams

Riverine Streams and Drainages

Freshwater creeks, streams, and drainages detected in the NWI and National Hydrography Dataset may be in underground culverts or open-top box culverts (such as Corte Madera Creek on the Kentfield Campus), or they may be ephemeral, functioning as drainages during rain events. Corte Madera Creek is tidal and estuarine downstream, but it enters a concrete channel east of the southern half of the Kentfield Campus. Approximately 150 feet before it enters the northern half of the campus, it becomes a freshwater stream, according to the NWI. Ignacio Creek at the Indian Valley Campus is an intermittent stream and may not flow in drier seasons (NWI 2019). The other riverine features shown in Figure 4.1-2b appear to be ephemeral drainages, also seasonally flooded.

c. Special Status Species

Evaluation of biological resources at the three sites consisted of a review of relevant literature and background information to assess habitat suitability for special-status species and the presence or potential for occurrence of special-status species. A Rincon Consultants biologist conducted a field reconnaissance survey for the LRC project site on November 15, 2019 to determine potential project effects on sensitive habitat and special-status wildlife and plants. Site surveys were not conducted at the other locations. Special-status species include the following:

- Species listed as rare, threatened, or endangered by CDFW or USFWS,
- Species that are candidates for either State or federal listing
- Species designated as "fully protected" or "species of special concern" by CDFW and USFWS
- Other species tracked by the California Natural Diversity Database (CNDDB) or California Native Plant Society (CNPS), but that do not fall into any of the categories above

Information regarding the occurrences of special-status species in the program area was obtained by searching the CDFW's CNDDB (January 2020), USFWS Information for Planning and Consultation (January 2020), and CNPS Electronic Inventory (January 2020) for the three United States Geological Survey 7.5-minute quadrangles (*San Rafael*, *Novato*, and *Bolinas*) where the three sites are located and in the 10 quadrangles that surround them. These databases contain records of reported occurrences of federally or State-listed endangered, threatened, rare, or proposed endangered or threatened species, federal species of concern, State SSC, or otherwise sensitive species or habitat that may occur within a five-mile radius of the program area. Datasets from the USFWS and CDFW were also reviewed and lists of common and sensitive wildlife and plant species potentially occurring in the program area were generated. This search range encompasses a distance sufficient to account for regional habitat diversity and to overcome the limitations of the CNDDB (reports of actual occurrences form the basis of the CNDDB and this inventory is not exhaustive of every resource). See Appendix BIO for these detailed species lists.

Special-Status Wildlife

Thirty-three special-status invertebrate, fish, reptile, bird, and mammal species have the potential to occur on one or more the three sites, based on a search of the CNDDB and USFWS Information for Planning and Consultation (Appendix BIO). Eight of these species have federal and state-listed status, including the federally and state-endangered coho salmon Central California Coast subpopulation (*Oncorhynchus kisutch,* pop. 4), Chinook salmon Sacramento River winter-run subpopulation (*Oncorhynchus tshawytscha,* pop. 7), California Ridgway's rail (*Rallus obsoletus obsoletus*), California least tern (*Sternula antillarum browni*), and salt marsh harvest mouse

(*Reithrodontomys raviventris*); the federally and state-threatened Chinook salmon Central Valley spring-run subpopulation (*Oncorhynchus tshawytscha,* pop. 6), northern spotted owl (*Strix occidentalis caurina*), and Guadalupe fur seal (*Arctocephalus townsendi*). An additional eight species with potential to occur in the program area have either federal- or state-listing status, including the federally endangered tidewater goby (*Eucyclogobius newberryi*) and short-tailed albatross (*Phoebastria albatrus*); federally threatened green sturgeon (*Acipenser medirostris*), steelhead central California coast subpopulation (*Oncorhynchus mykiss irideus,* pop. 8), and southern sea otter (*Enhydra lutris nereis*); state threatened Swainson's hawk (*Buteo swainsoni*), and California black rail (*Laterallus jamaicensis coturniculus*); and the state candidate for listing western bumble bee (*Bombus occidentalis*). See Appendix BIO for campus-level detail on where these species may occur.

Other species that occur in the program area that are not listed but protected under the CFGC; these include 12 SSC: western pond turtle (*Emys marmorata*), short-eared owl (*Asio flammeus*), burrowing owl (*Athene cunicularia*), northern harrier (*Circus hudsonius*), saltmarsh common yellowthroat (*Geothlypis trichas sinuosa*), Alameda song sparrow (*Melospiza melodia pusillula*), San Pablo song sparrow (*M. m. samuelis*), yellow warbler (*Setophaga petechia*), pallid bat (*Antrozous pallidus*), Townsend's bit-eared bat (*Corynorhinus townsendii*), western red bat (*Lasiurus blossevilii*), and American badger (*Taxidea taxus*); two fully protected species: white-tailed kite (*Elanus leucurus*) and peregrine falcon (*Falco peregrinus anatum*); and three watch-list species: Cooper's hawk (*Accipiter cooperii*), osprey (*Pandion haliatus*), and double-crested cormorant (*Phalacrocorax auratus*).

Kentfield Campus

The Kentfield Campus is almost entirely developed and vegetation that occurs has been planted as part of the landscaping. 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.

Learning Resources Center Project Site

Eight special-status species have low potential to occur at the LRC project site, including the western bumble bee, Swainson's hawk, Cooper's hawk, northern harrier, white-tailed kite, peregrine falcon, yellow warbler, and western red bat. While the project site does not overlap Corte Madera Creek, the following fish have a low potential to occur there: Steelhead central California coast subpopulation, Chinook salmon central valley spring-run subpopulation, and Chinook salmon central valley spring-run subpopulation. The Kentfield Campus is highly urbanized with landscaped vegetation; native plants and trees that do occur on the project site were likely planted.

The western bumble bee is a generalist forager and nests underground in cavities or rodent burrows. It requires limited ground disturbance and abundant floral resources, as well as suitable overwintering sites for queens. This bee was once widespread in the northwestern United States but is in decline from Central California to southern British Colombia. In California, it has been lost from 53 percent of its historic range and has an 84 percent decline in relative abundance (Xerces Society et al. 2018). Habitat loss and alteration, pathogens, urban development and fragmentation, and other factors have contributed to decline of this species. The most recent occurrence recorded

within five miles of the project site is from 1963 (CDFW 2019a), and no recent sightings have been reported in Marin County (Xerces Society et al. 2019). Confirmed populations are thought to be restricted to higher elevations in the Sierra Nevada since 2012 (Xerces Society et al. 2018).

Swainson's hawk, northern harrier, white-tailed kite, and peregrine falcon have low potential to forage in areas of natural habitat on site, and are not expected to nest on site. No occurrences have been recorded within five miles of the project site for any of these species (CDFW 2019a). Swainson's hawks are generally associated with agricultural areas as they hunt in open fields. There is a low likelihood that they may forage on site during migration, but they are rare in coastal regions. Northern harrier and white-tailed kite may forage near the site in nearby salt marsh habitat, and so have the potential to perch in trees near the project site; still, they are unlikely to nest near the project site. Peregrine falcons may also forage on the project site, but would not nest there, as they require steep cliffs or tall buildings for nesting sites.

The Cooper's hawk is associated with riparian areas for nesting and foraging. Although the vegetation along Corte Madera Creek adjacent to the project site is not true riparian, it could provide suitable nesting habitat for this species. There is a low potential for these species to forage on the project site, and a low potential for Cooper's hawk to nest at the project site.

The yellow warbler is associated with riparian vegetation, such as willows, cottonwoods, and sycamores. While true riparian vegetation, including these species, does not occur in or adjacent to the project site, sightings of this species have occurred in the area (eBird 2020). Yellow warblers are most common as winter migrants and will breed in Marin County, but may also remain as summer residents (Shuford and Gardali 2008).

The western red bat roosts in trees, often on habitat edges with open areas for foraging. The trees at the project site may provide suitable roost sites for this species, although no occurrences have been recorded for this species within five miles of the project site (CDFW 2019a). There is a low potential for these species to occur on the project site. Additionally, the buildings to be demolished could provide roosting habitat for species such as pallid bat and Townsend's big-eared bat.

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, 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.

Indian Valley Campus

The Indian Valley Campus has a large expanse of natural habitat, and is surrounded by open space preserves that combine with the undeveloped land on the campus to provide wildlife habitat and movement areas (Figure 4.1-1b). Twelve special-status species have low to moderate potential to occur on the Indian Valley Campus (Appendix BIO). The developed area of the campus is relatively small, but most projects proposed under the FMP program would modify already developed areas. A biological resources assessment for three projects on the Indian Valley Campus, including one on undeveloped land, determined that only two bird (Cooper's hawk and white-tailed kite) and three bat (pallid bat, Townsend's big-eared bat, and western red bat) special-status species had potential to occur on or near the project sites (Pacific Biology 2017).

Bolinas Site

The Bolinas Site is on the edge of the estuarine Bolinas Lagoon, but land cover on the site is mostly urban/developed. Eighteen special-status species have low to moderate potential to occur at the site (Appendix BIO). The four buildings present at the site have been vacant since 2005. Landscaped vegetation surrounds the two buildings on the south side of Wharf Road including blackberry bushes; this habitat and the vacant buildings have the potential to provide habitat for nesting birds and roosting bats. Two of the four buildings extend over the lagoon on docks, but the shoreline where those buildings occur is a concrete seawall that provides poor habitat quality for the five aquatic species with potential to occur at the site. These include tidewater goby, coho salmon Central California Coast subpopulation, steelhead Central California Coast subpopulation, Guadalupe fur seal, and southern sea otter.

Tidewater goby have been extirpated from Tomales Bay south to San Francisco (USFWS 2005), and are not expected in the program area. The subpopulations of Coho salmon and steelhead listed above have a low potential to use the program area as a migration corridor on their way to spawning grounds. The fur seal and sea otter may use the area at the Bolinas Site as foraging habitat or as a movement corridor, but no suitable haul-out areas are present within the limits of the site.

Special-Status Plant Species

Special-status plant species are those listed as endangered or threatened under FESA or CESA, or rare under the California Native Plant Protection Act, or considered to be rare (but not formally listed) by resource agencies and the scientific community. CDFW and local governmental agencies may also recognize special listings developed by focal groups (e.g., Audubon Society Blue List, CNPS Rare and Endangered Plants, U.S. Forest Service regional lists). Twenty-five special-status plant species have a low potential to occur in the program area, three of which have federal and state-listing status (Appendix BIO). These include the federally and state-endangered white-rayed pentachaeta (*Pentachaeta bellidiflora*), federally threatened and state-endangered Santa Cruz tarplant (*Holocarpha macradenia*), and federally and state-threatened Marin western flax (*Hesperolinon congestum*). Two species with potential to occur in the program area have either federal or state-listing status: the federally endangered Contra Costa goldfields (*Lasthenia conjugens*) and two-fork clover (*Trifolium amoenum*). Based on habitat requirements, these listed species have low potential to occur on the Indian Valley Campus.

Kentfield Campus

Five special-status plant species have a low potential to occur on the Kentfield Campus, including Lyngbye's sedge (*Carex lyngbyei*), Point Reyes bird's beak (*Chloropyron maritimum* ssp. *palustre*), western leatherwood (*Dirca occidentalis*), and congested-headed hayfield tarplant (*Hemizonia congesta* ssp. *congesta*), and Suisun marsh aster (*Symphotrichum lentum*). None of these species are listed but all (except Lyngbye's sedge) have a CNPS rare plant rank of 1B.2 (rare throughout their range, moderately threatened in California). Lyngbyte's sedge has a CNPS rank of 2B.2 (rare in California, moderately threatened), and is found in brackish marshes. It has a low potential to occur in tidal marsh habitat along with Point Reyes bird's beak and Suisun marsh aster, although the latter has no recorded occurrences with five miles of the program area. Potential for western leatherwood and congested-headed hayfield tarplant to occur is also low and is discussed below.

Learning Resource Center Project Site

Two special-status plant species have a low potential to occur at the LRC project site: western leatherwood and congested-headed hayfield tarplant. Neither of these is listed but they both have a CNPS rare plant rank of 1B.2 (rare throughout their range, moderately threatened in California). Leatherwood is associated with riparian habitat and the tarplant may occur in grasslands or along roadsides. Neither plant was observed during the site visit, although no protocol botanical surveys were conducted, and the site visit was conducted outside of blooming season for leatherwood and at the end of blooming season for the tarplant. It is unlikely that either species would occur in such a heavily disturbed, developed, and landscaped site, but cannot be completely excluded.

Indian Valley Campus

Based on habitat requirements (see Appendix BIO), 21 special-status plant species have low potential to occur on the Indian Valley Campus, including the five listed species discussed above. However, the biological resources assessment found that the habitat in the program area was dominated by non-native grasses and weedy species, even in undeveloped areas, and provides low-quality botanical habitat (Pacific Biology 2017). Undeveloped areas planned for development were subject to disturbance activities, such as frequent mowing; soil and habitat types required by special-status plant species were absent and no documented occurrences of special-status plants occur within a mile of the campus. The determination of the biological resources assessment was that no special-status plant species are expected in the project areas considered under that report (Pacific Biology 2017).

Bolinas Site

Two special-status plant species have a low potential to occur at the Bolinas Site: congested-headed hayfield tarplant has low potential to occur in the sparse vegetated areas along Wharf Road or in landscaped areas of the campus, and coastal marsh milk-vetch (*Astragalus pycnostachyus* var. *pycnostachyus*, CNPS rare plant rank 1B.2) is found in coastal scrub and marsh and has a low potential to occur in the vicinity, even though available suitable habitat is poor, and the last recorded occurrence was across the Lagoon towards Stinson Beach in 1945 (CDFW 2019a).

Special-Status Habitats and Sensitive Natural Communities

Special-status habitats and sensitive natural communities are vegetation communities, associations, or sub-associations that support concentrations of special-status plant and/or wildlife species, are of relatively limited distribution, or are of particular value to wildlife. Although special-status habitats are not afforded legal protection unless they support special-status species, potential impacts on them may increase concerns and trigger the prescription of mitigation measures by resource agencies for those habitats.

Special-status habitats are considered sensitive by federal, State, and local agencies because of their rarity or value to provide habitat for plants, fish, and wildlife. Sensitive habitats present in the program area include coastal salt marsh, oak/bay woodland, and riparian scrub/woodland (see Figure 4.1-1c). No sensitive natural communities identified in CNDDB as occurring within the region were documented within the program area (CDFW 2019a).

Because the program area contains some natural or semi-natural drainages (see Impact BIO-3), and other natural, undeveloped areas, the following special-status habitats may be present:

- Drainages, wetlands and associated riparian vegetation under the jurisdiction of CDFW as waters of the State, or under USACE as waters of the United States
- Wildlife linkages and corridors

d. Critical Habitat

Critical habitat is defined in FESA as a specific geographic area with features essential for the conservation of a threatened or endangered species and that may require special management and protection. Critical habitat may include an area that is not currently occupied by the species but that will be needed for its recovery. An area is designated as "critical habitat" after USFWS publishes a proposed federal regulation in the Federal Register; the agency then receives and considers public comments on that proposal. The final boundaries of a critical habitat area are published in the Federal Register once they are identified.

Bolinas Lagoon is designated as critical habitat for the tidewater goby, although this species has been extirpated from Tomales Bay south to San Francisco Bay (USFWS 2005). The estuarine portion of Corte Madera Creek is designated as critical spawning habitat for green sturgeon (NMFS 2018). The critical habitat occurs within 50 feet to the east of the southern part of the Kentfield Campus, but does not overlap with the program area.

e. Wildlife Movement Corridors

Wildlife movement corridors, or habitat linkages, are generally defined as connections between habitat patches that allow for physical and genetic exchange between otherwise isolated animal populations. Such linkages may serve a local purpose, such as providing a linkage between foraging and denning areas, or they may be regional in nature. Some habitat linkages may serve as migration corridors, wherein animals periodically move away from an area and then subsequently return. Others may be important as dispersal corridors for young animals. A group of habitat linkages in an area can form a wildlife corridor network. The California Essential Habitat Connectivity Project commissioned by the California Department of Transportation and CDFW; identifies Natural Landscape Blocks (NLB) which support native biodiversity and the Essential Connectivity Areas (ECA) which link them (Spencer et al. 2010).

Wildlife movement corridors can be both large and small in scale. Trails, roads, culverts, dry streambeds, woodlands (both natural and landscaped), and open fields, provide local scale opportunities for wildlife movement throughout the program area. No ECA or NLB occur within the program area however, there are NLB in the vicinity of all three sites. The County open space lands surrounding the Indian Valley Campus are designated as NLB and come right up to the southern and western borders of Indian Valley Campus property. Less than one mile southwest of the Kentfield Campus NLB exist in the foothills of Mt. Tamalpais. Finally, the Bolinas Site is situated just over a mile both east and west of the NLB. All the NLBs surrounding the site are connected and meet ECA to the north on the Sonoma County coast and to the northeast at the northern edge of San Pablo Bay.

4.1.2 Impact Analysis

a. Methodology and Significance Thresholds

Methodology

The impact analysis is based on available literature regarding the existing biological resources in the program area. Impacts on biological resources were assessed using significance criteria from federal, State, and local regulations. Impacts to flora and fauna may be determined to be significant even if they do not directly affect rare, threatened, or endangered species because the program may result in indirect impacts to species.

CEQA Section 21001 (c) states it is the policy of the State of California to "prevent the elimination of fish and wildlife species due to man's activities, ensure that fish and wildlife populations do not drop below self-perpetuating levels, and preserve for future generations representations of all plant and animal communities." Impacts on biological resources may be assessed using impact significance criteria encompassing CEQA guidelines and federal, State, and local plans, regulations, and ordinances.

Significance Thresholds

CEQA Guidelines Appendix G provides the following general thresholds to determine that significant impacts to biological resources could occur if a project action would:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service
    a) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service
    b) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal) through direct removal, filling, hydrological interruption, or other means
    c) Interfere substantially (i.e., direct/indirect reduction) with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites
    d) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance
    e) Conflict with the provisions of an adopted habitat preservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan

b. Project Impacts and Mitigation Measures

Threshold a:	Would the project 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 U.S. Fish and Wildlife Service?

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.**

Facilities Master Plan Program Analysis

This EIR has evaluated potential impacts for the proposed projects at all three sites. The extent of these impacts would depend on the final location and design of individual projects. Most of proposed projects within the FMP program are not likely to result in significant impacts to special status plants or animals. However, demolition of existing facilities and development on previously undisturbed areas that would require ground disturbance or vegetation removal have potential to adversely affect special status species wherever they occur in the program area. The extent of these impacts would depend on the final location and design of individual projects. For projects that are not expected to result in any ground disturbance or very small disturbance (e.g., capital improvements and repairs, retrofit of existing structures, etc.) and no vegetation removal, no mitigation would be required. A project-specific biological assessment (Mitigation Measure BIO-1) would be required to determine if individual projects would result in impacts as defined for each campus below. If project activity is such that impacts would occur, additional mitigation would then be required, consistent with one or more of the measures outlined below (Mitigation Measures BIO-2 through BIO-8.

Kentfield Campus

The Kentfield Campus is almost entirely developed, and habitat for native plants and wildlife is limited. The campus features educational buildings with associated hardscaping, paving, and parking lots. Vegetation on site is associated primarily with landscaping, including small areas covered with turf grass and planters with ornamental trees and shrubs. Projects planned on this campus include capital improvement and repair projects, retrofits to existing structures, and upgrades to or replacement of existing facilities in already developed areas. No project activity would occur in the tidal marsh and riparian habitats where special-status species may occur. As such, impacts to sensitive species are not expected from development at the Kentfield Campus. Vegetation management (trimming or removal) and building demolition have the potential to impact special-status bird and bat species, or disturb nesting birds protected under the CFGC, including mortality or injury to individual birds or nest destruction or nest abandonment. These impacts would be a violation of CFGC and would be significant. Therefore, mitigation measures BIO-1 would be required for all proposed projects. Pending the results of the assessment under BIO-1, additional mitigation under BIO-2 through BIO-4 may be required.

Indian Valley Campus

While the Indian Valley Campus contains the most natural habitat of any of the three sites, habitat is low quality and disturbed in the areas where projects are planned. While Ignacio Creek and other drainages and potential wetlands do occur on the campus, they contain water seasonally and true riparian habitat is absent (Pacific Biology 2017). Similarly, projects planned on the Indian Valley Campus include capital improvement and repair projects, retrofitting existing structures and upgrades to or replacement of existing facilities in already developed areas. Therefore, impacts to special-status and sensitive species are not expected because of program implementation. Vegetation management (trimming or removal) and building demolition have the potential to impact special-status bird and bat species, or disturb nesting birds protected under the CFGC, including mortality or injury to individual birds or nest destruction or nest abandonment. These impacts would be a violation of CFGC and would be significant. Therefore, mitigation measures BIO-1 would be required for all proposed projects. Pending the results of the assessment under BIO-1, additional mitigation under BIO-2 through BIO-4 may be required.

Bolinas Site

The proposed project would involve complete demolition of the two existing structures south of Wharf Road and construction of a new classroom facility on the same site. No demolition or construction is proposed on the two over-water parcels. As such, demolition of existing structures and construction of new facilities are not expected to result in impacts to special-status species that may be present in Bolinas Lagoon. Vegetation management (trimming or removal) and building demolition of the existing structures south of Wharf Road have the potential to impact special-status bird and bat species, or disturb nesting birds protected under the CFGC, including mortality or injury to individual birds or nest destruction or nest abandonment. Therefore, mitigation measures BIO-1 would be required for all proposed projects. Pending the results of the assessment under BIO-1, additional mitigation under BIO-2 through BIO-4 may be required.

Learning Resources Center Project Analysis

A project-level impacts assessment was conducted for the LRC project. Special-status animals are not expected to occur in urban areas developed with structures and paving where natural plant communities are not supported, as these areas do not meet habitat requirements for nesting, foraging, or cover. The LRC project site currently contains trees and ornamental landscaped vegetation that could support nesting birds and raptors protected under CFGC, as well as the western red bat (see Special-status Wildlife, above). Approximately six trees would be removed with project implementation, and their removal may affect protected nesting birds. Removal of trees and demolition of abandoned buildings can affect potential roosting habitat for several bat species. Western red bat is a foliage-roosting bat species that may be present in trees two to 40 feet off the ground, usually in edge habitat near open areas for foraging. Townsend's big-eared bat may roost in abandoned buildings to be demolished or in large trees Therefore, removal of trees and demolition of buildings could result in harm to roosting bats. Mitigation measures BIO-2 through BIO-4 would be required.

Mitigation Measures

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. 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-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. If new impacts are identified at the time of Screening and Assessment, mitigation measures shall be developed in accordance with industry standards, by a qualified biologist as part of the new environmental review.

BIO-2 Nesting Birds and Raptors Surveys and Avoidance Measures

To avoid disturbance of nesting and special-status birds including raptor species protected by CFGC Sections 3503, 3503.5, and 3513, project activities, including but not limited to, vegetation removal, ground disturbance, and construction and demolition shall occur outside of the bird breeding season (February 1 through August 30, but variable based on seasonal and annual climatic conditions). If construction must begin within the breeding season, then a qualified biologist shall conduct a pre-construction nesting bird survey no more than 7 days prior to initiation of ground disturbance and vegetation removal. The nesting bird pre-construction survey shall be conducted within the disturbance footprint and a 100-foot survey buffer (300-foot buffer for raptors).

If nests are found, the qualified biologist shall establish an avoidance buffer. The size of the avoidance buffer shall be dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site and designed to ensure the nesting birds will not be disturbed by project activity. The biologist shall demarcate the avoidance buffer area with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified of the existence of the buffer zone and told to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within this buffer until the biologist has confirmed that breeding/nesting is completed, and the young have fledged the nest or the nest has otherwise become inactive (e.g., depredation). Encroachment into the buffer shall occur only at the discretion of the biologist. After the nest becomes inactive, the boundary material shall be removed and appropriately disposed of.

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 incorporate one or more of the following standards as deemed appropriate by the qualified biologist for the specific site conditions:

Trees determined to contain an active maternity roost shall only be removed during seasonal periods of bat activity as follows:

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 determines that a colonial maternity roost is present, then neither the tree, nor the roost shall be removed during the breeding season (April 15 to August 31).

If the habitat assessment is unable to effectively confirm the presence of roosting bats, and there is a potential that a colonial maternity roost is present in a tree designated for removal during the breeding season, then at a minimum, the following measures shall 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 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 requirements of this measure
    b) If it is determined 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]):

- Roosts shall be removed on warm days in late morning to afternoon when any bats present are likely to be warm and able to fly. Minimizing potential harm to bats during tree removal shall involve 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 conducted over two consecutive days
   - Day 1: Cutting non-habitat branches and limbs from habitat trees using chainsaws only (no excavators or other heavy machinery). 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.

BIO-4 Roosting Bats Surveys and Avoidance Measures (Structures)

Prior to building demolition, a qualified biologist shall conduct a focused habitat assessment of all buildings to be demolished. The habitat assessment shall be conducted enough in advance to ensure the commencement of building demolition can be scheduled during seasonal periods of bat activity (see above), if required. If no signs of day roosting activity are observed, no further actions will be required. If bats or signs of day roosting by bats are observed, a qualified biologist will prepare specific recommendations for either partial dismantling to cause bats to abandon the roost, or humane eviction, both to be conducted during seasonal periods of bat activity, if required.

Significance After Mitigation

With implementation of Mitigation Measures BIO-1 through BIO-4, program and project impacts to special-status species and habitats would be less than significant.

Threshold b:	Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Impact BIO-2 IMPLEMENTATION OF THE PROPOSED PROGRAM WOULD HAVE NO ADVERSE EFFECT ON ANY RIPARIAN HABITAT OR OTHER SENSITIVE NATURAL COMMUNITY IDENTIFIED IN LOCAL OR REGIONAL PLANS, POLICIES, OR REGULATIONS, OR BY THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE OR USFWS. THIS IMPACT WOULD BE LESS THAN SIGNIFICANT.

Facilities Master Plan Program Analysis

Kentfield Campus

The Kentfield Campus supports limited tidal marsh habitat at the southern end of the campus, considered a special-status habitat; a channelized portion of the tidally influenced Corte Madera Creek bisects the campus. No sensitive natural communities occur on the Kentfield Campus. Landscaped vegetation has been planted along the creek, but is not considered true riparian habitat. No project activity would occur in the tidal marsh or riparian habitat along Corte Madera Creek. Therefore, the program would have no impact on riparian habitat, and other sensitive natural communities at the Kentfield Campus.

Indian Valley Campus

While Ignacio Creek and other drainages and potential wetlands do occur on the campus, they contain water only seasonally and true riparian habitat is absent (Pacific Biology 2017). Additionally, no sensitive natural communities as identified by the CNDDB occur on the Indian Valley Campus. Because proposed projects would occur in already developed areas outside of Ignacio Creek and other special sensitive habitats, the program would have no impact on riparian habitat, and other sensitive natural communities at the Indian Valley Campus.

Bolinas Site

The Bolinas Site does not support riparian habitat or any other sensitive natural communities. Therefore, the program would have no impact on riparian habitat, and other sensitive natural communities at the Bolinas Site.

Learning Resources Center Project Analysis

The LRC Project site is fully developed and lacks native biological habitat that could support sensitive natural communities. The surrounding areas of the campus are developed and lack native habitat capable of supporting special-status species. Corte Madera Creek is approximately 50 feet south of the location of the proposed project activities. The creek runs through the campus and is entirely channelized and lined with concrete. Landscaped vegetation has been planted along the creek. However, this vegetation is not considered riparian habitat and would not be disturbed because of project implementation. As the campus area is developed, and because naturally occurring habitat has been removed from Corte Madera Creek, riparian habitat or other sensitive natural communities do not occur at the project site. Therefore, the proposed project would have no impact on riparian habitat, and other sensitive natural communities.

Threshold c:	Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Impact BIO-3 **IMPLEMENTATION OF THE PROPOSED PROGRAM COULD HAVE A SUBSTANTIAL ADVERSE EFFECT ON FEDERALLY AND STATE-PROTECTED WETLANDS (INCLUDING, BUT NOT LIMITED TO, MARSH, VERNAL POOL, COASTAL) THROUGH DIRECT REMOVAL, FILLING, HYDROLOGICAL INTERRUPTION, OR OTHER MEANS. IMPACTS ON FEDERALLY AND STATE-PROTECTED WETLANDS WOULD BE LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED.**

Facilities Master Plan Program Analysis

Kentfield Campus

The Kentfield Campus supports tidal marsh habitat and the tidally influenced Corte Madera Creek subject to state and federal protection. Impacts to tidal marsh habitat and Corte Madera Creek are not expected because projects proposed under the program focus on improving existing infrastructure and facilities that do not overlap with tidal marsh habitat or Corte Madera Creek. Therefore, the program would have no impact to federally or state-protected jurisdictional wetlands at the Kentfield Campus.

Indian Valley Campus

The Indian Valley Campus supports potentially jurisdictional intermittent streams (Ignacio Creek) and numerous ephemeral drainages subject to federal and State protection; however, most projects proposed under the program would improve or modify existing developed areas. Planned projects on undeveloped land are adjacent to roads or already developed areas and are not expected to impact federally or state-protected wetlands. Filling and/or direct removal of any jurisdictional wetland features (e.g., Ignacio Creek or other ephemeral drainages) would constitute a direct impact. If construction activities cannot avoid jurisdictional features, resource agency permitting by the USACE, RWQCB, CDFW may be required, depending on the jurisdictional scope of each aquatic feature. Program projects would be designed to avoid direct impacts to these features, but indirect impacts from development could occur if runoff enters any jurisdictional water features on site or adjacent to proposed projects. Indirect program impacts to jurisdictional wetlands would be potentially significant. Mitigation Measures BIO-5 through BIO-8 would be required.

Bolinas Site

Two of the four Bolinas Marine Lab buildings are constructed on piers/docks over the Bolinas Lagoon. However, no development is currently proposed for the structures over the lagoon. Planned demolition and redevelopment of the new marine lab facility will occur on the existing structures south of Wharf Road and will not result in direct or indirect impacts to tidal waters (below high tide line). Although proposed demolition and development would occur within 100 feet of a wetland, LCP buffer requirements would not apply as the Bolinas Site and surrounding vicinity are not currently in a natural condition. Therefore, the program would have no impact to federally or state-protected jurisdictional wetlands at the Bolinas Site.

Learning Resources Center Project Analysis

LRC Project

The LRC project site is located on the Kentfield Campus, which is developed with academic buildings, support structures, and paved areas for parking and pedestrian access. The USFWS NWI designates Corte Madera Creek as riverine habitat. As noted in under *Project Description* and discussed in the Initial Study, Section 10, *Hydrology and Water Quality* (Appendix IS-REV), project-related ground-disturbing activities would not occur in Corte Madera Creek. Therefore, the project would have no impact to federally or state-protected jurisdictional wetlands.

Mitigation Measures

BIO-5 Creek Protection Measures

Best management practices should be implemented to protect wetlands and other waters during construction activities. These would include installing silt fencing and/or other erosion control measures; using fencing to identify creeks, ephemeral drainages, and wetlands as environmentally sensitive areas; staging equipment away from creeks and wetlands; implementing a spill prevention plan; and instructing construction personnel about the sensitivity of creeks and wetlands and educating them on the measures being implemented to protect wetlands.

BIO-6 Wetland Avoidance and Minimization

The boundaries of all potentially jurisdictional wetlands and other waters shall be flagged or otherwise marked in the field prior to construction activities taking place within 20 feet. Construction personnel should be instructed to avoid the wetland areas.

BIO-7 Jurisdictional Delineation

If projects implemented under the program occur in or adjacent to wetland, drainages, riparian habitats, or other areas that may fall under the jurisdiction of the CDFW, USACE, and/or RWQCB, a qualified biologist shall complete a jurisdictional delineation, which shall determine the extent of the jurisdiction for each of these agencies. The jurisdictional delineation shall be conducted in accordance with the requirements set forth by each agency. The result shall be a preliminary jurisdictional delineation report that shall be submitted to the USACE, RWQCB, and CDFW, as appropriate.

BIO-8 Compensatory Wetlands Measures

Should construction of projects implemented under the program result in unavoidable impacts to state or federally protected wetlands, impacts to jurisdictional wetland and riparian habitat shall be mitigated at a minimum ratio of 2:1 (acres of habitat restored to acres impacted), and shall occur on-site or as close to the impacted habitat as possible. Compensation may comprise on-site restoration/creation, off-site restoration, preservation, or mitigation credits (or a combination of these elements). The District shall develop and implement a restoration and monitoring plan that describes how the habitat shall be created and for no less than five years after construction.

Significance After Mitigation

Implementation of Mitigation Measures BIO-5 through BIO-8 would reduce program and project impacts to federally or state-protected wetlands to less than significant.

Threshold d:	Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Impact BIO-4 IMPLEMENTATION OF THE PROPOSED PROGRAM WOULD NOT INTERFERE SUBSTANTIALLY WITH THE MOVEMENT OF ANY NATIVE RESIDENT OR MIGRATORY FISH OR WILDLIFE SPECIES OR WITH ESTABLISHED NATIVE RESIDENT OR MIGRATORY WILDLIFE CORRIDORS, OR IMPEDE THE USE OF NATIVE WILDLIFE NURSERY SITES. THIS IMPACT WOULD BE LESS THAN SIGNIFICANT.

Facilities Master Plan Program Analysis

Kentfield Campus

No established or recognized movement corridors or wildlife connectivity areas were identified on the Kentfield Campus. Corte Madera Creek runs through the project site and is entirely channelized and lined with concrete on the campus. Naturally occurring habitat has been removed and ornamental landscape vegetation has been planted next to the creek. Project construction activities would not disturb the creek or adjacent landscaped areas. Because program development on this site would be limited to previously disturbed areas, impacts to wildlife corridors would be less than significant at the Kentfield Campus.

Indian Valley Campus

The Indian Valley Campus is not located in any known regional wildlife movement corridors. Ignacio Creek bisects the 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. Due to the relatively small size of the project footprint, and its location in an existing, regional agricultural development, the project is not likely to interfere substantially with the movement of wildlife species. Program impacts to wildlife movement would be less than significant at the Indian Valley Campus.

Bolinas Site

Bolinas Lagoon likely provides wildlife movement corridor for aquatic mammals, such as fur seal and sea otter, but no suitable haul-out areas are present within the limits of the site. Planned demolition and redevelopment of new structures closest to Bolinas Lagoon would occur on the existing pier and would not require construction or other fill in tidal waters (below high tide line). Program impacts to wildlife movement would be less than significant at the Bolinas Site.

Learning Resources Center Project Analysis

The LRC project is not located in any known regional wildlife movement corridors. Corte Madera Creek runs through the project site and is entirely channelized and lined with concrete. Naturally occurring habitat has been removed and ornamental vegetation has been planted adjacent to the creek. Project construction activities would not disturb the creek or adjacent landscaped areas. Because project development is limited to previously developed areas, impacts to wildlife corridors would be less than significant.

Threshold e:	Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Impact BIO-5 IMPLEMENTATION OF THE PROPOSED PROGRAM WOULD NOT CONFLICT WITH ANY LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES, SUCH AS A TREE PRESERVATION POLICY OR ORDINANCE. THERE WOULD BE NO IMPACT.

Facilities Master Plan Program and Learning Resources Center Project Analysis

The District does not have a tree protection and replacement ordinance or policy. As described in Section 2, *Project Description,* Marin County would review the proposed project at the Bolinas Site for consistency with the Coastal Act and Local Coastal Program and issue a coastal development permit prior to implementation. Therefore, the project would not conflict with local policies or ordinances protecting biological resources related to tree removal. The program and project would have no impact.

Threshold f:	Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Impact BIO-6 IMPLEMENTATION OF THE PROPOSED PROGRAM WOULD NOT CONFLICT WITH THE PROVISIONS OF AN ADOPTED HABITAT CONSERVATION PLAN, NATURAL COMMUNITY CONSERVATION PLAN, OR OTHER APPROVED LOCAL, REGIONAL, OR STATE HABITAT CONSERVATION PLAN. THERE WOULD BE NO IMPACT.

Facilities Master Plan Program and Learning Resources Center Project Analysis

According to California Department of Fish and Wildlife, none of the three sites are located in any applicable habitat conservation or natural community conservation plan. Therefore, the program would not conflict with the provisions of an adopted habitat conservation plan, natural communities plan, or other approved local, regional, or state habitat conservation plan. The program and project would have no impact.

4.1.3 Cumulative Impacts

Cumulative development discussion in Kentfield and Bolinas is based on information from the Marin Countywide General Plan; cumulative development in Novato is based on the City of Novato General Plan. Buildout of the FMP would not contribute directly to cumulative biological resource impacts in the city of Novato or Marin County upon compliance with existing regulations. As described above, implementation of mitigation measures BIO-1 through BIO-8 would reduce potential impacts program and project impacts to special-status species and wetlands to less than significant levels.

Marin County

Buildout of the FMP program and LRC project at the Kentfield Campus and Bolinas Site would comprise a small portion of the non-residential development projected by the Countywide General Plan. The program and project would not increase College of Marin enrollment capacity or

contribute to the population growth projected by the Countywide General Plan. Bolinas Therefore, the contribution of the program towards cumulative impacts in unincorporated Marin County would be relatively minimal. Furthermore, development associated with the program and project would occur in previously disturbed areas, minimizing impacts to biological resources. As discussed above, with implementation of mitigation, the program and project would have less than significant project-level impacts on biological resources.

Future development in unincorporated portions of Marin County, including the Jonas Center Pedestrian Bridge and Sir Francis Drake Boulevard Rehabilitation projects, have the potential to adversely affect biological resources in the County. However, numerous federal and state laws, regulations, and statues seek to protect biological resources, and these would apply to all development within the City. In addition, the Countywide General Plan includes policies for the protection of biological resources from unnecessary impacts (County of Marin 2007).

Therefore, the contribution of the proposed project to the cumulative impact on biological resources in the County would not be cumulatively considerable.

City of Novato

Buildout of the FMP program at the Indian Valley Campus would comprise a small portion of the non-residential development projected by the Novato General Plan. The program would not increase College of Marin enrollment capacity or contribute to the population growth projected by the Novato General Plan. Therefore, the contribution of the program towards cumulative impacts in the City would be relatively minimal. Furthermore, development associated with the program would occur in previously disturbed areas, minimizing impacts to biological resources. As discussed above, with implementation of mitigation, the program would have less than significant project-level impacts on biological resources.

Future development in the City has the potential to adversely affect biological resources in the County. However, numerous federal and state laws, regulations, and statues seek to protect biological resources, and these would apply to all development within the City. In addition, the current City of Novato General Plan (1996) and the Draft City of Novato General Plan 2035 include policies for the protection of biological resources from unnecessary impacts (City of Novato 1995; City of Novato 2020). Therefore, the contribution of the proposed program to the cumulative impact to biological resources in the City would not be cumulatively considerable.

4.2 Cultural Resources

This section addresses potential impacts to cultural resources, including historical and archaeological resources. Historic built-environment resources may include engineering structures, buildings, objects, and monuments. Archaeological sites include evidence of past human occupation of the landscape, including village sites, shell middens, tool and food processing sites, privies, and refuse deposits. If a project would result in the alteration or destruction any of these resources, impacts to cultural resource may result.

4.2.1 Setting

a. Regulatory Setting

Cultural resources, including built environment and archaeological resources, may be designated as historic by national, state, or local authorities. For a resource to qualify for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or as a locally significant resource, it must meet one or more identified criteria of significance. The resource must also retain sufficient historic integrity, defined in National Register Bulletin 15 as the "ability of a property to convey its significance" (National Park Service 1990). An explanation of these designations follows.

Federal

Projects proposed under the Facilities Master Plan (FMP) do not have a federal nexus and, therefore, compliance with the National Historic Preservation Act of 1966 (NHPA) and other federal laws is provided here for informational purposes only. Projects that involve federal funding or permitting (i.e., have a federal nexus) must comply with the provisions of the NHPA, as amended (16 United States Code 470f). Cultural resources are considered during federal undertakings chiefly under NHPA Section 106 through one of its implementing regulations, 36 Code of Federal Regulations 800 (Protection of Historic Properties), and the National Environmental Policy Act. Properties of traditional religious and cultural importance to Native Americans are considered under Section 101(d)(6)(A) of the NHPA. Other relevant federal laws include the Archaeological Data Preservation Act of 1974, American Indian Religious Freedom Act of 1978, Archaeological Resources Protection Act of 1979, and Native American Graves Protection and Repatriation Act of 1989.

National Historic Preservation Act of 1966 (16 United States Code Sections 470 et Seq.)

NHPA is a federal law created to avoid unnecessary harm to historic properties. The NHPA includes regulations that apply specifically to federal land-holding agencies, but also includes regulations (Section 106) that pertain to all projects funded, permitted, or approved by any federal agency with the potential to affect cultural resources. Provisions of NHPA establish the NRHP (maintained by the National Park Service), the Advisory Council on Historic Preservation, State Historic Preservation Office, and federal grants-in-aid programs.

NATIONAL REGISTER OF HISTORIC PLACES

NHPA established the NRHP in 1966 as "an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation's cultural resources and to indicate

what properties should be considered for protection from destruction or impairment" (Code of Federal Regulations 36 Section 60.2). The NRHP recognizes properties significant at the national, state, and local levels. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A property is eligible for the NRHP if it is significant under one or more of the following criteria:

Criterion A: It is associated with events that have made a significant contribution to the broad patterns of our history

Criterion B: It is associated with the lives of persons who are significant in our past

Criterion C: It embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

Criterion D: It has yielded, or may be likely to yield, information important in prehistory or history

Secretary of the Interior's Standards

The Secretary of the Interior (SOI) is responsible for establishing professional standards and providing guidance related to the preservation and protection of all cultural resources listed in or eligible for listing in the NRHP.

American Indian Religious Freedom Act of 1978 (42 United States Code Sections 1996 and 1996a)

The American Indian Religious Freedom Act of 1978 and Native American Graves and Repatriation Act of 1990 (25 United States Code Sections 3001 et seq.) establishes that traditional religious practices and beliefs, sacred sites, and the use of sacred objects shall be protected and preserved.

State

California Environmental Quality Act

The California Environmental Quality Act (CEQA) requires a lead agency to analyze whether a proposed project may adversely affect historic and/or archaeological resources. Under CEQA, a "project that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment" (California Public Resources Code [PRC] Section 21084.1). Answering this question is a two-part process: first, the determination must be made as to whether the proposed project involves cultural resources; second, if cultural resources are present, the proposed project must be analyzed for a potential "substantial adverse change in the significance" of the resource.

With regards to paleontological resources, CEQA Guidelines (Article 1, Section 15002(a)(3)) state that CEQA is intended to prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible. If paleontological resources are identified during the preliminary environmental analysis report, or other initial project scoping studies (e.g., preliminary environmental study), as being in the proposed project area, the sponsoring agency must take those

resources into consideration when evaluating project effects. The level of consideration may vary with the importance of the resource.

California Register of Historical Resources

The CRHR is a guide to cultural resources that must be considered when a government agency undertakes a discretionary action subject to CEQA. The CRHR helps government agencies identify, evaluate, and protect California's historical resources, and indicates which properties are to be protected from substantial adverse change (PRC Section 5024.1(a)). The CRHR is administered through the State Office of Historic Preservation, a part of the California State Parks system.

A cultural resource is evaluated under four CRHR criteria to determine its historical significance. A resource must be significant at the local, state, or national level in accordance with one or more of the following criteria set forth in the State CEQA Guidelines at Section 15064.5(a)(3):

1. It is associated with events that have made a significant contribution to the broad pattern of California's history and cultural heritage.
2. It is associated with the lives of persons important in our past.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. It has yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting one or more of the above criteria, the CRHR requires that sufficient time must have passed to allow a "scholarly perspective on the events or individuals associated with the resource." Fifty years is used as a general estimate of the time needed to understand the historical importance of a resource according to State Historic Preservation Office publications. CRHR also requires a resource to possess integrity, defined as "the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association." Archaeological resources can sometimes qualify as "historical resources" [CEQA Guidelines, Section 15064.5(c)(1)].

According to CEQA, all buildings constructed over 50 years ago that possess architectural or historical significance may be considered potential historic resources. Most resources must meet the 50-year threshold for historic significance, but resources less than 50 years in age may be eligible for listing on the CRHR if it can be demonstrated that sufficient time has passed to understand their historical importance.

If a project can be demonstrated to cause damage to a unique archaeological resource, the lead agency may require reasonable efforts to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that resources cannot be left undisturbed, mitigation measures are required (PRC Section 21083.2[a], [b], and [c]).

PRC Section 21083.2(g) defines a unique archaeological resource as an artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information
2) Has a special and particular quality such as being the oldest of its type or the best available example of its type

3) Is directly associated with a scientifically recognized important prehistoric or historic event or person

Two other programs are administered by the state: California Historical Landmarks and California "Points of Historical Interest." California Historical Landmarks are buildings, sites, features, or events statewide significance and that have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other historical value. California Points of Historical Interest are buildings, sites, features, or events of local (city or county) significance and that have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other historical value.

Impacts to significant cultural resources are considered a significant effect on the environment if they affect the characteristics of any resource that qualify it for the NRHP or adversely alter the significance of a resource listed in or eligible for listing in the CRHR. These impacts could result from physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired (CEQA Guidelines, Section 15064.5 [b][1], 2000). Material impairment is defined as demolition or alteration in an adverse manner [of] those characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the CRHR (CEQA Guidelines, Section 15064.5[b][2][A]).

Codes Governing Human Remains

The CEQA Guidelines Section 15064.5 also assign special importance to human remains and specifies procedures to be used when Native American remains are discovered. The disposition of human remains is governed by Health and Safety Code Section 7050.5 and PRC Sections 5097.94 and 5097.98; it falls under the jurisdiction of the Native American Heritage Association (NAHC). If human remains are discovered, the county coroner must be notified within 48 hours and there should be no further disturbance to the site where the remains were found. If the remains are determined by the coroner to be Native American, the coroner is responsible to contact the NAHC within 24 hours. The NAHC, pursuant to PRC Section 5097.98, will immediately notify those persons it believes to be most likely descended from the deceased Native Americans so they can inspect the burial site and make recommendations for treatment or disposal.

b. Cultural Setting

Prehistoric

During the twentieth century, many archaeologists developed chronological sequences to explain prehistoric cultural changes in all or portions of northern California (c.f., Jones and Klar 2007:308-312; Moratto 1984:248-250). The College of Marin campuses and sites (Kentfield, Indian Valley, and Bolinas) all lie in the North Coast archaeological region (Moratto 1984: Figure 1). Following Milliken et al. (2007:101-103), the prehistoric cultural chronology for the North Coast can be generally divided into five periods: the Early Holocene (8,000-3500 BCE), Early Period (3500-500 BCE), Lower Middle Period (500 BCE to 430 CE), the Upper Middle Period (430-1050 CE), and the Late Period (1050 CE to European contact).

It is presumed that early Paleoindian groups lived in the area prior to 8000 BCE, but no evidence for that period has been discovered in the North Coast to date (Milliken et al. 2007:114). Because sea level was much lower prior to 8000 BCE, it is likely that any such sites may now be underwater. For

this reason, the terminal Pleistocene to earliest Holocene period (ca. 11,700-8,000 BCE) is not discussed here.

Early Holocene (8000-3500 BCE)

The Early Holocene in the North Coast is characterized by a mobile forager pattern and the presence of millingslabs, handstones, and a variety of leaf-shaped projectile points, though evidence for this period is limited. It is likely that Holocene alluvial deposits buried many prehistoric sites in the area (Ragir 1972).

Early Period (3500-600 BCE)

The Early Period saw increased sedentism from the Early Holocene as indicated by new ground stone technologies (introduction of the mortar and pestle), an increase in regional trade, and the earliest cut-bead horizon. By 1500 BCE, mortars and pestles had almost completely replaced millingslabs and handstones. A shift to a sedentary or semi-sedentary lifestyle is marked by the prevalence of mortars and pestles, ornamental grave associations, and shell mounds. The earliest cut bead horizon, dating to this period, is represented by rectangular *Haliotis* (abalone) and *Olivella* (snail) beads from several sites (Milliken et al. 2007:114-115). The advent of the mortar and pestle indicate a greater reliance on processing nuts such as acorns. Faunal evidence from various sites indicates a diverse diet based on mussel and other shellfish, marine mammals, terrestrial mammals, and birds (D'Oro 2009).

Lower Middle Period (500 BCE-CE 430)

The Lower Middle Period saw numerous changes from the previous period. Rectangular shell beads, common during the Early Period, disappear completely and are replaced by split-beveled and saucer *Olivella* beads. In addition to the changes in beads, *Haliotis* ornaments, bone tools and ornaments, and basketry awls indicating coiled basketry manufacture appeared. Mortars and pestles continued to be the dominant grinding tool (Milliken et al. 2007:115).

Upper Middle Period (CE 430-1050)

Around 430 CE, *Olivella* saucer bead trade networks established during earlier periods collapsed and over half of known sites occupied during the Lower Middle Period were abandoned. *Olivella* saucer beads were replaced with *Olivella* saddle beads. New items appear at sites, including elaborate, decorative blades, fishtail charmstones, new *Haliotis* ornament forms, and mica ornaments. Sea otter bones became more frequent from earlier periods (Milliken et al. 2007:116). Subsistence analysis at various sites dating to this period indicate a diverse diet that included various species of fish, mammal species, bird species, shellfish, and plant resources that varied by location (Milliken et al. 2007).

Late Period (1050 CE to European Contact)

The Late Period saw an increase in social complexity, indicated by differences in burials, and an increased level of sedentism relative to preceding periods. Small, finely worked projectile points associated with bow and arrow technology appear around 1250 CE. *Olivella* shell beads disappeared and were replaced with clamshell disk beads. The toggle harpoon, hopper mortar, and magnesite tube beads also appeared during this period (Milliken et al. 2007:116-117). This period saw an increase in the intensity of resource exploitation that correlates with an increase in population.

Many of the sites occupied in earlier periods were abandoned, possibly due to fluctuating climate and drought that occurred throughout the Late Period (Milliken et al. 2007).

Historic

Post-European contact history for California is generally divided into three periods: the Spanish Period (1769–1822), the Mexican Period (1822–1848), and the American Period (1848–present).

Spanish Period (1769-1822)

For more than 200 years, Cabrillo and other Spanish, Portuguese, British, and Russian explorers sailed the Alta (upper) California coast and made limited inland expeditions, but they did not establish permanent settlements (Bean 1968; Rolle 2003). In 1579, Francis Drake landed in what was most likely San Francisco Bay. In 1595, Sebastian Cermeño landed in Drake's Bay before returning south (Bean 1968).

Gaspar de Portolá and Franciscan Father Junípero Serra established the first Spanish settlement in Alta California at Mission San Diego de Alcalá in 1769. This was the first of 21 missions erected by the Spanish between 1769 and 1823. Portolá continued north, reaching the San Francisco Bay in 1769. Short on food and supplies, the expedition turned back to San Diego. In 1770, Pedro Fages began his expedition, reaching the San Francisco Bay Area and exploring the region in 1772 (Bean 1968).

In 1770, the mission and presidio at Monterey were founded and three years later Juan Bautista de Anza proposed to open a land route from Sonora to Monterey. The viceroy at the time, Antonio de Bucareli, sanctioned Anza's expedition and proposed he extend it to form a settlement at the bay of San Francisco. Anza's first expedition traveled from Mexico City to Monterey. During this time, various sea expeditions from Monterey discovered Nootka Sound, the Columbia River, and the Golden Gate. Anza's second expedition began in 1775 leading to the establishment of the presidio and mission at San Francisco, Mission Dolores (Bean 1968). Spanish colonial activity in the Bay Area concentrated on Mission Dolores and the presidio. Mission San Rafael Arcangel, the mission nearest Novato, Bolinas, and Kentfield, was founded in 1817 (California Mission Resource Center 2016), although many Bolinas Miwok were located at San Francisco de Asis Mission, commonly known as Mission Dolores (Milliken 2009).

Mexican Period (1822-1848)

The Mexican Period began when news of the success of the Mexican Revolution (1810-1821) against the Spanish crown reached California in 1822. Mission lands were federalized in California during this period, with the passage of the Secularization Act of 1833. This Act enabled Mexican governors in California to distribute former mission lands to individuals in the form land grants. Successive Mexican governors made more than 700 land grants between 1822 and 1846, putting most of the state's lands into private ownership for the first time (Shumway 2007). In Bolinas, the first land grant was to Rafael Garcia in 1836, in an area north of Bolinas and south of historic Dogtown (Livingston 1993:1-3; Livingston 1995:24). Rancho Novato included the area that now forms the city of Novato and was granted to Fernando Feliz in 1839 by Governor Alvarado. Rancho Nicasio included what is now the western portion of Novato and was granted by Governor Micheltorena to Pablo de la Guerra and Juan Cooper in 1844.

The Mexican Period saw an increased importance of sea trade and an influx of American settlers that motivated the United States (U.S.) to expand its territory into California. The U.S. supported a

small group of insurgents from Sonoma during the Bear Flag Revolt. These people were dubbed the Bear Flaggers, and they captured Sonoma in June 1846. The next month, Commodore John Drake Sloat landed in Monterey and proceeded to take control Sutter's Fort, Yerba Buena (modern-day San Francisco), Bodega Bay, and Sonoma. Fighting between American and Mexican forces continued until Mexico surrendered in 1847 (Rolle 2003).

American Period (1848-Present)

The American Period began with the signing of the Treaty of Guadalupe Hidalgo in 1848, in which the U.S. agreed to pay Mexico $15 million for the conquered territory, that included in total California, Nevada, Utah, and parts of Colorado, Arizona, New Mexico, and Wyoming. Settlement of California increased during the early American Period. Many ranchos were sold or otherwise acquired by Americans, and most were subdivided into agricultural parcels or towns. Thanks to the discovery of gold in 1848, California's population grew exponentially. San Francisco increased its population of 812 to 25,000 in only a few years as it became California's first true city (Rolle 2003).

College of Marin

The College of Marin was originally established in 1926 as Marin Junior College. Since this time, the original campus has come to be known as the Kentfield Campus and the College has expanded to include two added campuses: the Indian Valley Campus and the Marine Biology Laboratory (Bolinas site). A brief history of each campus is presented below.

KENTFIELD CAMPUS

Development of the Kentfield Campus began in 1926 with the establishment of Marin Junior College. A. C. Olney was selected as the school's first president in 1926 (*San Francisco Examiner* 1926). Under his leadership, classes were first held at the Butler home (1903; demolished). The first year's enrollment of 87 quintupled by the 1927-28 academic year, when the student body numbered 205 permanent students, and 200 part-timers. In 1928, however, the college acquired 13 acres surrounding the Butler home from the Tamalpais High School District and began in earnest to develop what would become the Kentfield Campus.

During its early years, the campus consisted of the Butler Home, Science Building (demolished 1927), and Harlan Hall (demolished 1929). In 1938, the school adopted the first facilities master plan. This plan prioritized the view of Mt. Tamalpais from the campus, and this view corridor has been largely preserved with ensuing development on the campus. Fusselman Hall is the only building that remains from early iterations of the campus; it was constructed in 1939 in a configuration that aligns with the main quad. The institution was renamed College of Marin in 1947.

In the 1960s, four new buildings were added to the campus at the same original buildings were gradually demolished. In 1963, Corwin Booth, a noted architect in the region, created plans to entirely redesign the College of Marin. Booth reconfigured the school plan so the main entrance to the campus was from College Avenue rather than Sir Francis Drake Boulevard. The college made plans to open a handful of additional educational and administrative buildings in 1966 (Daily Independent Journal [DIJ] 1963). Historic aerial photographs show the Physical Education Complex, Austin Science Center (demolished 2015), Student Services Center, and Performing Arts Building were completed by 1968 (Netronline 1952, 1968). The Learning Resources Center was designed shortly thereafter, and construction was completed by 1973. These buildings are designed in the Brutalist style of architecture and "contain repetitive modular concrete elements" (College of Marin n.d).

College of Marin built several new facilities in the first two decades of the twenty-first century. In the 2000s, the construction of the aquatics center and athletics fields expanded the complex located on the south side of College Avenue. Around the same time, the Science, Math, and Nursing Building was completed at the north end of the campus (Netronline 2005, 2009). Village Square was constructed south of the tennis courts by 2010 (Netronlne 2009, 2010). The college's Fine Arts Building was designed in 2011 by Marcy Wong & Donn Logan Architects (MWDL) (Halstead 2018). In 2016, TLDC Architecture completed the Academic Center along College Avenue. The building received the 2016 American Institute of Architects San Francisco Design Award (Blahut 2016).

INDIAN VALLEY CAMPUS

Originally named Indian Valley Colleges, the Indian Valley Campus was established in 1971 as an independent location for the Marin Community College District (College of Marin 2019). During initial construction of the campus, classes were held at Hamilton Air Force Base and the Pacheco School.

In the summer of 1971, the District revealed preliminary plans for the campus. The *DIJ* report the campus would have "several clusters of buildings, each representing a separate school of study" (*DIJ* 7/30/1971). The architecture firm Neptune and Thomas presented renderings of the design at a public hearing in March 1972. Led by principals Donald E. Neptune and Joseph Fleshman Thomas, the Pasadena-based firm was responsible for the designs of several commercial institutional buildings, mostly in southern California (Pacific Coast Architecture Database 2019). The firm's plans for Indian Valley Colleges featured classroom clusters, a gym, an Olympic-sized swimming pool, library, and theater. The plans featured extensive use of exposed wood cladding and a respect for the natural setting, elements that suggest the influence of the Third Bay Tradition in architecture. Notably, a bridge over a stream lead to the library from a path that retained its meandering natural course through the campus. Perspective drawings of the architectural concept highlighted ample trees and other foliage (*DIJ* 9/2/1972, Brown 2010).

Due to limited funding, Indian Valley Colleges' permanent campus was built in phases over several years. Phase One began in 1973, when the District hired Jasper Construction Company of San Francisco to complete the first phase of campus development. Working under a low bid of approximately $4.7 million, the contractor completed two classroom clusters for the Social and Behavioral Sciences and Arts and Humanities departments, and the administration building, bookstore, power plants, corporation yard, and outdoor physical education facilities (*DIJ* 8/13/1971; 11/17/1971; 8/2/1973; 8/14/1975). When the campus opened for the Fall 1975 semester, the library was still under construction. The District planned for the construction of this phase to be completed in 1978 (*DIJ* 8/2/1973). Historic aerial photographs of the campus taken in 1982 and 1983 shows all four original campus clusters in place (Netronline 1982; 1983).

Indian Valley Colleges was closed temporarily in by the early 1980s to correct construction-related issues from the original design. It was discovered that the exposed glue-laminated wood beams in the original buildings were subject to rapid deterioration, without frequent staining and other protective measures. Classes were suspended while repairs were made to the facilities (College of Marin n.d.).

Indian Valley Colleges remained an independent institution for a little over a decade, and it was merged with College of Marin in 1985, primarily a response to the Novato campus' declining enrollment. In the 1980s, population growth in the surrounding area slowed with the closure of nearby Hamilton Air Force Base and the establishment of the Marin County Open Land Preserve, a measure that limited development throughout the county. Faced with limited prospects for growth,

the District approved a merger between the College of Marin and renamed the institution Indian Valley Campus (College of Marin n.d.).

The original library and the Pomo, Miwok, Ohlone, and Administrative Services clusters on the Indian Valley Campus remain. The Pomo Cluster was remodeled in 2005 for the use of the Auto Collision Repair Technology program, and several buildings in the cluster were re-roofed and outfitted with an elevator. The Administrative Services Cluster was similarly re-roofed. The Miwok and Ohlone clusters have not been altered, though the library—a component of the Ohlone Cluster—was converted to a study area after library functions were relocated to Building 27, which was added to the south side of the campus in 2012 (College of Marin n.d.).

BOLINAS SITE

Acquired by College of Marin in 1958, the Bolinas site (or Bolinas Marine Biology Lab) is a former U.S. Coast Guard station located along the Bolinas waterfront. It consists of a main laboratory building and residential quarters situated on the south side of Wharf Street and a dock and single-family residence on the north side of the street. The property was originally developed as the Bolinas Bay Lifeboat Station, operated by the Life-Saving Service, a precursor to the Coast Guard. The existing facility was the second of its type established in Bolinas. The station first opened in 1885 but was lost to fire after two months of service (College of Marin n.d.; U.S. Life-Saving Service Heritage Association 2019). Following the shipwrecks of the Samoa and the Hanalei almost three decades later, plans were made for the existing station, described in one source as "a Chatham-style building and boathouse." The station was completed in 1917. While the main laboratory building is presumed to have been completed that year, the dates of construction for the other residential quarters and single-family residence could not be determined definitively. In any event, all three buildings are visible in the earliest available historic aerial photograph, which was taken in 1952 (Netronline 1952).

The Coast Guard vacated the facility by 1957, and it was subsequently transferred to College of Marin. The college operated the facility as a marine biology laboratory and educational center. Improvements related to this function included the installation of aquariums and seawater pumping and storage equipment. A dock was added on the opposite side of Wharf Street by 1982 (Netronline 1971; 1982). Starting in the 1990s, the college gradually stopped using the Marine Biology Lab, and it has been vacant since 2005 (College of Marin n.d.; U.S. Life-Saving Service Heritage Association 2019).

c. Existing Conditions

Rincon Consultants conducted a cultural resources study of the existing Learning Resource Center (LRC) site on the Kentfield Campus in June 2019 (Confidential Appendix CUL). The study included a California Historical Resources Information System (CHRIS) records search of the Kentfield Campus and a 0.5-mile buffer, a search of the Sacred Lands File (SLF) through the NAHC, a field survey, and preparation of a memorandum summarizing the results. Subsequent to these efforts, Rincon Consultants conducted CHRIS searches in January 2020 of the Indian Valley Campus and Bolinas Site, with a 0.5-mile radius for both. The searches were performed at the Northwest Information Center (NWIC), located at Sonoma State University, and were performed to identify previously recorded cultural resources and previously conducted cultural resources studies within the three campuses and surrounding areas. The CHRIS search included a review of available records at the NWIC, The NRH), the CRHR, the State Historic Preservation Office's Historic Properties Directory, the California Inventory of Historic Resources, the Archaeological Determinations of Eligibility list, and historic

maps. A summary of the results of these efforts is presented by each campus in the Confidential Appendix CUL.

Kentfield Campus

Rincon Consultants contacted the NAHC and requested a search of the SLF on May 15, 2019. The NAHC provided a response on March 28, 2019, stating the SLF results were negative and providing one Native American contact, the Federated Indians of Graton Rancheria, that is traditionally and culturally affiliated with the geographic area of the project. As of the date of publication of this Draft EIR, the District and the Federated Indians of Graton Rancheria (FIGR) are continuing to engage in the AB 52 tribal consultation process.

The LRC building was recorded and evaluated by Rincon Consultants in June 2019. The notable architect Corwin Booth designed the building as part of his 1973 master plan and redesign of the College of Marin. Per the criteria of the NRHP, properties that have achieved significance within the last 50 years are excluded from eligibility unless they are of exceptional importance under Criteria Consideration G (National Park Service 1995). The phrase exceptional importance may be applied to "the extraordinary importance of an event or an entire category of resources so fragile that survivors of any age are unusual" or a building "whose development or design value is quickly recognized as historically significant by the architectural or engineering profession." Rincon Consultants evaluated the building due to the LRC's association with architect Corwin Booth and in accordance with the guidance of the California Office of Historic Preservation which recommends evaluation for buildings over 45 years of age (California Office of Historic Preservation 1995).

Architect Corwin Booth was born on February 28, 1915 in Columbus, Illinois. Booth studied at the University of Illinois, Champagne-Urbana where he received a B.S. in Architecture. He worked briefly at the architecture firm of Albert Kahn Associates in Chicago before enlisting as a civilian architect in Hawaii during World War II. After the war, Booth settled in San Francisco and became a member of the Northern California Chapter of the AIA. In 1950, Booth and structural engineer Mark Falk formed Falk & Booth and specialized in high school design. The pair completed projects at Lodi, Newark, Irvington, Fremont, and Terra Nova high schools in California (AIA Architects Directory 1962). The firm also designed Capitola Elementary School in 1952 (Swift 2004).

In 1965, Falk's death compelled Booth to open his own firm, Corwin Booth & Associated Architects, which focused on designing college facilities until the early 1970s. These projects included "significant campus commissions for the College of Marin (1967-1973) and California Polytechnic State University, San Luis Obispo (Cal Poly 1968)" (Powell 1999). Other accomplishments included educational buildings at the Redwoods Junior College in Eureka (1968) and Golden Gate College in San Francisco (1968) among others (AIA Architects Directory 1970). Booth retired from architecture and development in 1979 and passed away in 2008 (San Francisco Chronicle 2008).

In the late 1960s and 1970s, Booth increasingly adopted the Brutalist and Late Modern styles of architecture. These styles are especially evident in his later education and commercial designs. In the 1970s, Booth invested in commercial real estate development by acquiring parcels surrounding his San Francisco office, the historic Folgers Coffee Building, in the South Financial District (PAST Consultants, LLC. 2009). At this location, Booth constructed a 16-story Brutalist office building at 221 Main Street (Kelley & VerPlanck 2007).

Booth mastered the Brutalist and Late Modern styles of architecture and applied the styles seamlessly, as evident in several prominent buildings, including the office building at 221 Main

Street in San Francisco and Sierra Madre Hall 113 at Cal Poly San Luis Obispo. Architectural plans for the Sierra Madre Hall 113 date this design to 1970; the building was completed in 1973 (Cal Poly San Luis Obispo Digital Commons 1970). In a 1971 Cal Poly report, the school lauded Booth as the designer of the campus' award-winning Yosemite Towers (California State Polytechnic College 1971). He also constructed Brutalist buildings at the College of Marin and Emeryville School. One of his Brutalist-style buildings at College of Marin was demolished in 2015, both of his two 1966-designed Brutalist-style buildings at Emeryville School were demolished circa 2016. Booth also completed Late Modern buildings at Terra Nova High School in Pacifica, California.

Booth was recognized by Cal Poly San Luis Obispo for "demonstrating new directions in campus architecture" (WSU PSA 2017). He is typically listed in the context of other Brutalist architects, many of whom did not specialize in school architecture, but contributed to the style, nonetheless. Other, arguably higher style, examples of notable Brutalist design at campuses in the state include the Salk Institute for Biological Sciences in La Jolla designed by Louis Kahn, California State University, Dominguez Hills designed by Quincy Jones, and the Braille Institute of America in Los Angeles, designed by William Pereira & Associates (Dudek 2016). Corwin Booth was particularly adept at integrating Brutalist buildings into existing college designs, peppering the buildings across Northern California.

In order to better establish potential significance for the LRC building it is important to understand other, potentially higher-style examples of Brutalism and Late Modernism style architecture in the Bay area with particular emphasis on Marin County and Kentfield, California. Brutalism as a style is defined in the San Francisco Modern Architecture and Landscape Design Historic Context Statement:

> The term Brutalism is derived from the French term "beton brut" or raw concrete. It was coined by English architects Alison and Peter Smithson in 1953. The architectural style evolves from Le Corbusier's 1940s-1950s experimentation with rough concrete in its crudest, most brutal form. Brutalist buildings often incorporate large expanses of glass however fenestration is often deeply recessed, resulting in shadowed windows that appear as dark voids. The plasticity of reinforced concrete allows for a myriad of shapes and forms, though repetitive angled geometries predominate. Concrete is poured on-site and left unpolished, often revealing the texture and grain of wood forms and small pebbles of the aggregate. The raw, expressive quality of Brutalist buildings are the antithesis of precision- machined glass and steel vertical boxes then dominating large-scale projects. Brutalist designs are considered a reaction against the slickness and anonymity of corporate Miesian glass curtain wall buildings**.**

As the Historic Context Statement continues, San Francisco has relatively few Brutalist buildings. These buildings are typically massive in scale, constructed from the 1960s to 1980s, and serve commercial, municipal, and institutional functions (Brown 2010).

Although nearby San Francisco has some examples of Brutalist architecture, the style is essentially nonexistent in Marin County. No historic context statement or inventory of historical resources currently exists for Marin County or Kentfield, California. A historic context statement for nearby Mill Valley identifies a number of Modern buildings. This historic context statement inventories the many Mid-Century Modern and Second and Third Bay Tradition regional modernist styles in the area. While most of these buildings are residential, there are a few institutional examples of Modern-style buildings in the immediate vicinity. The historic context statement does not identify any Brutalist buildings in the area (Page and Turnbull 2018).

Marin County has a number of significant Mid-Century Modern buildings designed by notable architects, including the Marin County Civic Center which was designed by Frank Lloyd Wright in 1956. This futuristic building adopts features of both Neo-Formalism and Streamline Moderne styles of architecture to create a uniquely futuristic building that envelops the visitor. Marin County also has a number of notable Modern residences. However, the use of later Modern styles, such as Brutalism, are relatively lacking in the municipal and institutional buildings in the area.

The LRC building appears ineligible for listing in the NRHP or CRHR. The building was constructed in 1973 and is not yet 50 years of age. Per the criteria of the NRHP, properties that have achieved significance within the last 50 years are excluded from eligibility unless they are of exceptional importance per Criteria Consideration G (National Park Service 1995). According to the NRHP, the phrase exceptional importance may be applied to "the extraordinary importance of an event or an entire category of resources so fragile that survivors of any age are unusual" or a building "whose development or design value is quickly recognized as historically significant by the architectural or engineering profession" (National Park Service 1995:43). Properties less than 50 years of age can be evaluated only when there is sufficient historical perspective, which is further defined as scholarly research and historical and architectural contexts (National Park Service 1995:43). Although the CRHR does not include a 50-year age threshold; a sufficient amount of time needs to have passed to understand a resource's potential historical importance (California Office of Historic Preservation 2001).

The building was completed by notable architect Corwin Booth as part of his master plan and redesign of the College of Marin in the 1960s and 1970s. However, the master plan adopted many of the earlier circulation routes and design principals form the school's original 1938 master plan and it does not represent any innovations the field of campus planning in the post-World War II era. Additionally, several new constructions have interrupted the LRC building's original relationship with the campus. Archival research also failed to indicate the building is directly any important other important events or persons significant in the history of the city, region, state, or nation. In light of this, the LRC building is not eligible for listing in the NRHP or CRHR under Criteria A/1 or B/2.

The LRC building appears ineligible for listing in the NRHP or CRHR pursuant to Criteria C/3 as it does not embodying distinctive characteristics of a type, period, or method of construction. The LRC building features elements of the Brutalist style; however, it is not amongst the best examples of the style, even when applied to school campuses in the state or nation. Instead, examples of Brutalism such as the Salk Institute for Biological Sciences in La Jolla and California State University, Dominguez Hills are better examples of the style in California. At the local/regional level, there is insufficient information to demonstrate any potential architectural importance the property may have within the context of Late Modernism/Brutalism in Marin County and the larger San Francisco Bay Area. Research completed as part of this study found minimal scholarship on this subject and there are limited applicable historic context statements or historic resource surveys which have identified similar property types. Additionally, the building, although designed by architect Corwin Booth, is not representative of his best work. Instead, his other projects such as the award-winning Yosemite Towers at Cal Poly San Luis Obispo more clearly reflect his consummate skill within his greater oeuvre. Although the building retains unique features, they face away from the street and public sight lines. The LRC building's primary façade is instead nondescript and does not reflect the architect's skill.

Lastly, the building appears ineligible for listing in the NRHP or CRHR pursuant to Criteria D/4 as it is not anticipated to yield, nor may be likely to yield, information important in prehistory or history.

Because it is ineligible for the NRHP or CRHR, the LRC building is not considered an historical resource under CEQA.

Indian Valley Campus

Records search results are presented in the Confidential Appendix CUL.

Bolinas Site

Records search results are presented in the Confidential Appendix CUL.

4.2.2 Impact Analysis

a. Methodology and Significance Thresholds

Impacts related to cultural resources from the proposed project would be significant if the project would:

1. Cause a substantial adverse change in the significance of an historical resource pursuant to Section 15064.5
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5
3. Disturb any human remains, including those interred outside of dedicated cemeteries

The significance of a cultural resource and the related significance of any impact is determined by consideration of whether that resource can increase our knowledge of the past, among other criteria. The determining factors include site content and degree of preservation. A finding of archaeological significance follows the criteria established in the *CEQA Guidelines*.

CEQA Guidelines Section 15064.5 (Determining the Significance of Impacts to Archaeological Resources) states:

> (a)(3) […] Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the CRHR (PRC, Section 5024.1, Title 14 CCR, Section 4852).
>
> (a)(4) The fact that a resource is not listed in, or determined to be eligible for listing in the CRHR, not included in a local register of historical resources (pursuant to PRC Section 5020.1(k)), or identified in an historical resources survey (meeting the criteria in PRC Section 5024.1(g)) does not preclude a lead agency from determining that the resource may be an historical resource as defined in PRC sections 5020.1(j) or 5024.1.
>
> (b) A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

A substantial adverse change in the significance of an historical resource means demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the resource would be materially impaired. Generally, impacts to historical resources can be mitigated to below a level of significance by following the SOI's Guidelines for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the SOI's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (SOI Guidelines Section 15064.6(b)). In some circumstances, documentation of an

historical resource by way of historic narrative photographs or architectural drawings will not mitigate the impact of demolition below the level of significance (Guidelines Section 15126.4(b)(2)).

Preservation in place is the preferred form of mitigation for archaeological resources as this approach preserves the relationship between artifact and context and may avoid conflicts with groups associated with the site (Guidelines Section 15126.4 (b)(3)(A)).

b. Project Impacts and Mitigation Measures

Threshold a:	Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

Impact CUL-1 IMPLEMENTATION OF THE FMP HAS THE POTENTIAL TO IMPACT HISTORICAL RESOURCES. IMPACTS WOULD BE LESS THAN SIGNIFICANT WITH MITIGATION.

Facilities Master Plan Program Analysis

The FMP proposes a combination of capital repair, retrofit, new facility and general site improvement projects across the Kentfield Campus, the Indian Valley Campus, and the Bolinas site, . These projects have the potential to cause a significant impact on historical resources if such activities would cause a substantial adverse change in the significance of an historical resource. As explained in CEQA Guidelines Section 15064.5, "[s]ubstantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired."

The College of Marin campuses have buildings aged 45 years or older that may be identified as historical resources pending evaluation for CRHR eligibility. Per the guidance of the California Office of Historic Preservation, resources over 45 years of age have the potential to be eligible for the CRHR and qualify as historical resources. None of the buildings of this age on the three campuses have been evaluated previously for consideration as historical resources. At the Kentfield Campus, buildings meeting this age threshold include the Physical Education Complex, Student Services Center, Performing Arts Building, and Fusselman Hall. At Indian Valley Campus, the building clusters containing the original Social and Behavioral Sciences and Arts and Humanities departments, and the original administration building, bookstore, power plants, corporation yard, and outdoor physical education facilities are 45 years or older. The main laboratory building and residential quarters at the former Bolinas Marine Sciences Laboratory are all more than 45 years of age. Finally, some buildings will pass 45-year threshold during the 20-year life of the FMP, generally signaling the need for evaluation before project implementation can begin.

Development under the proposed FMP could impact presently unknown historical resources through demolition, construction, and retrofit activities associated with the FMP. Significant historical resources could be adversely impacted by future development plans that would require the demolition or alteration of historic-age buildings and structures; program impacts to historical resources under the FMP would be potentially significant. Mitigation Measure CUL-1 would avoid or mitigate these impacts to the greatest extent feasible.

Mitigation Measure

The following mitigation measure would be required for future projects under the FMP that would demolish or otherwise physically affect buildings or structures 45 years old or older.

CUL-1 Architectural History Implementation Program

Prior to specific project implementation, an historical resources evaluation shall be prepared for proposed development on a property that includes buildings, structures, objects, sites, landscape/site plans, or other features 45 years of age or older. The evaluation shall be prepared by a qualified architectural historian or historian who meets the SOI's Professional Qualifications Standards (PQS) in architectural history or history. The qualified architectural historian or historian shall conduct an intensive-level evaluation in accordance with the guidelines and best practices promulgated by the State Office of Historic Preservation to identify any potential historical resources within the proposed project area. All properties 45 years of age or older shall be evaluated within their historic context and documented in a technical report. All evaluated properties shall be documented on Department of Parks and Recreation Series 523 Forms. The report will be submitted to the Marin Community College District for review and approval.

If historical resources are identified for the proposed development, efforts shall be made to the extent feasible to ensure that impacts are mitigated. Application of mitigation shall generally be overseen by a qualified architectural historian or historic architect meeting the PQS, unless unnecessary in the circumstances (e.g., preservation in place). In conjunction with any development application that may affect the historical resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the Marin Community College District for review and approval.

Mitigation measures may include, but are not limited to, compliance with the SOI's Standards for Treatment of Historic Properties and documentation of the historical resource in the form of a Historic American Building Survey-like report. The report shall comply with the SOI's Standards for Architectural and Engineering Documentation and shall generally follow the Historic American Building Survey Level III requirements, including digital photographic recordation, detailed historic narrative report, and compilation of historic research. The documentation shall be completed by a qualified architectural historian or historian who meets the PQS and submitted to the Marin Community College District prior the demolition or alteration of the historical resource.

Significance After Mitigation

Implementation of Mitigation Measure CUL-1 would reduce program impacts to historical resources to the maximum extent feasible, but mitigation measures that reduce impacts to less than significant cannot be ensured in all cases and demolition or removal of an historically significant built-environment resource typically cannot be mitigated to below a level of significance under CEQA. Therefore, program impacts would be significant and unavoidable.

Learning Resources Center Project Analysis

The LRC project is one of the projects that would occur under the FMP; this project would involve demolition of the existing structure and reconstruction of the LRC. As described above, Rincon Consultants evaluated this building and determined it was ineligible for listing in the CRHR. It therefore is not considered an historical resource and its demolition would not result in a significant impact. Project impacts would be less than significant.

Threshold b:	Would the project cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?

Impact CUL-2 IMPLEMENTATION OF THE FMP HAS THE POTENTIAL TO IMPACT ARCHAEOLOGICAL RESOURCES, INCLUDING THOSE THAT MAY BE CONSIDERED HISTORICAL RESOURCES. IMPACTS WOULD BE LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED.

Facilities Master Plan Program Analysis

The FMP proposes several projects across the Kentfield Campus, the Indian Valley Campus, and the Bolinas site, including capital improvement and repair projects, retrofit and new facility projects, and general site improvements. These projects have the potential to cause a significant impact on archaeological resources if such activities would cause a substantial adverse change in the significance of an archaeological resource, including those that qualify as historical resources.

Effects on archaeological resources can only be determined once a specific project is proposed because the effects depend highly on both the individual project site conditions and the characteristics of the proposed ground-disturbing activities. Ground-disturbing activities associated with projects proposed under the FMP have the potential to damage or destroy previously-unknown historic or prehistoric archaeological resources that may be present on or below the ground surface, particularly in areas not studied in a cultural resources investigation or when excavation depths exceed those attained previously for earlier projects. Consequently, damage to or destruction of known or previously unknown, sub-surface cultural resources could occur as a result of development under the proposed FMP. Mitigation measures would be required.

Mitigation Measures

The following mitigation measures would be required to reduce program impacts to cultural resources a less than significant level. These measures are intended to be carried out in tandem with the measures included in Section 4.3, *Tribal Cultural Resources*.

CUL-2 Archaeological Resources Study

All projects implemented under the FMP shall investigate the potential to disturb archaeological resources. If the project will involve ground disturbance, a Phase I cultural resources study shall be performed by a qualified professional meeting the SOI's Professional Qualification Standard (PQS) for archaeology (National Park Service 1983). A Phase I cultural resources study shall include a pedestrian survey of the project site and sufficient background research and field sampling to determine whether archaeological resources may be present. Archival research should include a records search at the NWIC no more than two years old and a SLF search with the NAHC. The Phase I technical report documenting the study shall include recommendations that must be implemented to avoid or reduce impacts on archaeological resources.

CUL-3 Extended Phase I Testing

For any projects proposed within 100 feet of a known archaeological site and/or in areas identified as sensitive by the Phase I study, the District shall retain a qualified archaeologist to conduct an Extended Phase I (XPI) study to determine the presence/absence and extent of archaeological resources on the project site. XPI testing should comprise a series of shovel test pits and/or hand

augured units and/or mechanical trenching intended to establish the boundaries of archaeological site(s) on the project site.

All archaeological excavation should be conducted by a qualified archaeologist(s) under the direction of a principal investigator meeting the SOI's Professional Qualification Standards for archaeology (National Park Service 1983).

CUL-4 Archaeological Site Avoidance

When feasible, any identified archaeological site shall be avoided by project-related activities. A barrier (temporary fencing) and flagging should be placed between the work location and any resources within 50 feet of a work location to minimize the potential for inadvertent impacts.

CUL-5 Phase II Site Evaluation

If the results of any XPI indicate the presence of archaeological resources at a given project site, the qualified archaeologist will conduct a Phase II investigation to determine if intact deposits remain and if they may be eligible for the CRHR or qualify as unique archaeological resources.

A Phase II evaluation shall include any necessary archival research to identify significant historical associations and mapping of surface artifacts, collection of functionally or temporally diagnostic tools and debris, and excavation of a sample of the cultural deposit. The sample excavation will characterize the nature of the sites, define the artifact and feature contents, determine horizontal and vertical boundaries, and retrieve representative samples of artifacts and other remains.

Cultural materials collected from the site shall be processed and analyzed in a laboratory according to standard archaeological procedures. The age of the materials shall be determined using radiocarbon dating and/or other appropriate procedures; lithic artifacts, faunal remains, and other cultural materials shall be identified and analyzed according to current professional standards. The significance of the sites shall be evaluated according to the criteria of the CRHR. The results of the investigations shall be presented in a technical report following the standards of the California Office of Historic Preservation publication "Archaeological Resource Management Reports: Recommended Content and Format (1990 or latest edition)."

CUL-6 Phase III Data Recovery

Should the results of the Phase II site evaluation yield resources that meet CRHR significance standards and if the site cannot be avoided by project construction in accordance with CUL-5, the District shall ensure that all feasible recommendations for mitigation of archaeological impacts are incorporated into the final design and permits issued for development. Any necessary Phase III data recovery excavation, conducted to exhaust the data potential of significant archaeological sites, shall be carried out by a qualified archaeologist meeting the SOI standards for archaeology according to a research design reviewed and approved by the College prepared in advance of fieldwork and using appropriate archaeological field and laboratory methods consistent with the California Office of Historic Preservation Planning Bulletin 5 (1991), Guidelines for Archaeological Research Design, or the latest edition thereof.

As applicable, the final XPI Testing, Phase II Testing and Evaluation, or Phase III Data Recovery reports shall be submitted to the Marin Community College District prior to issuance of construction permit. Recommendations contained therein shall be implemented throughout all ground disturbance activities.

CUL-7 Cultural Resources Monitoring

If recommended by Phase I, XPI, Phase II, or Phase III studies, the District shall retain a qualified archaeologist to monitor project-related, ground-disturbing activities. If archaeological resources are encountered during ground-disturbing activities, Mitigation Measure CUL-5 shall be implemented.

CUL-8 Unanticipated Discovery of Archaeological Resources

If archaeological resources are encountered during ground-disturbing activities, work within 60 feet of the find 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 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, additional mitigation will be warranted, such as data recovery excavation, to mitigate any significant impacts to historical resources.

Significance After Mitigation

Implementation of Mitigation Measures CUL-2 through CUL-8 would reduce impacts to archaeological resources to less than significant levels by ensuring the timely identification and evaluation of archaeological resources that may be impacted by projects under the FMP.

Learning Resources Center Project Analysis

The LRC project would be implemented on the Kentfield Campus, and would result in a significant impact to archaeological resources. Mitigation Measures CUL-3 through CUL-8 would be required to reduce project impacts to less than significant levels.

Significance After Mitigation

Implementation of Mitigation Measures CUL-3 through CUL-8 would reduce project impacts to archaeological resources to less than significant levels and require steps to evaluate and treat the site, if archaeological resources are present.

Threshold c:	Would the project disturb any human remains, including those interred outside of formal cemeteries?

Impact CUL-3 Implementation of the FMP has the potential to impact human remains. Impacts would be less than significant with mitigation.

Facilities Master Plan Program and Learning Resources Center Project Analysis

The discovery of human remains is always a possibility during ground-disturbing activities; projects facilitated by the FMP and the LRC project may disturb or damage unknown human remains and impacts to human remains would be potentially significant.

Regulations exist to address the discovery of human remains. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. If an unanticipated discovery of human remains occurs, the county coroner must be notified immediately. If the human remains are determined to be prehistoric, the coroner will notify the NAHC, which will determine and notify a most likely descendant, who shall complete an inspection of the site and provide recommendations for treatment to the landowner within 48 hours of being granted access. With adherence to existing regulations, the archaeological resources mitigation measures identified above, program and project impacts would be less than significant.

Significance After Mitigation

Compliance with existing regulations and archaeological resources mitigation measures would reduce potential program and project impacts to human remains to less than significant levels by ensuring proper identification and treatment of any human remains that may be present on the College of Marin campuses.

4.2.3 Cumulative Impacts

Cumulative development in Kentfield and Bolinas is based on the Marin Countywide General Plan and cumulative development in Novato would be based on the City of Novato General Plan. Buildout of the FMP would not contribute directly to cumulative cultural resource impacts City of Novato or Marin County. As described above, implementation of Mitigation Measures CUL-1 through CUL-8 would reduce potential impacts to cultural resources to less than significant levels.

Marin County

Buildout of the FMP, in conjunction with other nearby past, present, and reasonably foreseeable probable future projects in the region could adversely impact cultural resources. Cumulative development in the region would continue to disturb areas with the potential to contain historical resources, archaeological resources, and human remains. For other developments that would have significant impacts on cultural resources, similar conditions and mitigation measures described herein would be imposed on those other developments consistent with the requirements of CEQA, along with requirements to comply with all applicable laws and regulations governing said resources.

Buildout of the FMP, in conjunction with cumulative projects in the vicinity of the College of Marin sites, would result in significant cumulative impacts to unknown historical and/or archaeological resources. However, projects facilitated by the FMP would implement Mitigation Measures CUL-1 through CUL-8 to ensure impacts to unknown resources are adequately mitigated. Similarly, cumulative projects are reviewed separately by the appropriate jurisdiction and undergo environmental review when it is determined that the potential for significant impacts exists. In the event that future cumulative projects would result in impacts to known or unknown cultural resources, impacts to such resources would be addressed on a case-by-case basis, and would likely be subject to mitigation measures similar to those imposed for the Proposed Project. As such, cumulative impacts would be less than significant with mitigation. After implementation of Mitigation Measures CUL-1 through CUL-8, the FMP's contribution would not be cumulatively considerable. In addition, the current Marin Countywide General Plan includes policies for the protection of cultural resources from unnecessary impacts (County of Marin 2007).

Buildout of the FMP and cumulative projects in the region would involve ground disturbing activities which could encounter human remains. If human remains are found, the Proposed Project and cumulative projects would be required to comply the State of California Health and Safety Code Section 7050.5, as described in Impact CUL-3, above. With adherence to existing regulations relating to human remains, cumulative impacts would be less than significant and the program's and project's impacts would not be cumulatively considerable.

City of Novato

Buildout of the FMP, in conjunction with other nearby past, present, and reasonably foreseeable probable future projects in the region could adversely impact cultural resources. Cumulative development in the region would continue to disturb areas with the potential to contain historical resources, archaeological resources, and human remains. For other developments that would have significant impacts on cultural resources, similar conditions and mitigation measures described herein would be imposed on those other developments consistent with the requirements of CEQA, along with requirements to comply with all applicable laws and regulations governing said resources.

Buildout of the FMP, in conjunction with cumulative projects in the vicinity of the College of Marin sites, including the Jonas Center Pedestrian Bridge and Sir Francis Drake Boulevard Rehabilitation projects, would result in significant cumulative impacts to unknown historical and/or archaeological resources. However, projects facilitated by the FMP would implement Mitigation Measures CUL-1 through CUL-8 to ensure impacts to unknown resources are adequately mitigated. Similarly, cumulative projects are reviewed separately by the appropriate jurisdiction and undergo environmental review when it is determined that the potential for significant impacts exists. In the event that future cumulative projects would result in impacts to known or unknown cultural resources, impacts to such resources would be addressed on a case-by-case basis, and would likely be subject to mitigation measures similar to those imposed for the Proposed Project. As such, cumulative impacts would be less than significant with mitigation. After implementation of Mitigation Measures CUL-1 through CUL-8, the FMP's contribution would not be cumulatively considerable. In addition, the current City of Novato General Plan and the Draft City of Novato General Plan 2035 include policies for the protection of cultural resources from unnecessary impacts (City of Novato 1995; City of Novato 2020).

Buildout of the FMP and cumulative projects in the region would involve ground disturbing activities which could encounter human remains. If human remains are found, the program and project and cumulative projects would be required to comply the State of California Health and Safety Code Section 7050.5, as described in Impact CUL-3, above. With adherence to existing regulations relating to human remains, cumulative impacts would be less than significant and the program's and project's impacts would not be cumulatively considerable.

4.3 Tribal Cultural Resources

This section evaluates potential effects on tribal cultural resources related to implementation of the Facilities Master Plan program and Learning Resource Center project.

4.3.1 Setting

The College of Marin campuses are within an area traditionally occupied by the Coast Miwok. Coast Miwok territory is centered on Marin and Sonoma Counties, extending roughly from Duncan's Point south to Point Bonita, with the inland boundary east of the Sonoma River (Kelly 1978:414; Kroeber 1925:443). The Miwok Language consists of two dialect groups, the southern, or Marin group, and the western, or Bodega group (Kelly 1978:414).

The pre-contact Coast Miwok inhabited villages made up of conical dwellings, semi-subterranean sweathouses, and dance houses (Kelly 1978:417). Each village had a chief to oversee village affairs and social and ceremonial life was organized around moieties, or dichotomous groups, classed as either Land or Water (Kelly 1978:419).

Coast Miwok subsistence was based on hunting, gathering, and fishing (Kelly 1978: 415-417). Dried acorns and kelp were primary food sources during the winter and early spring when food was scarce. Coast Miwok relied heavily on nearshore fish and shellfish and on fish from rivers, marshes, and the bay. Hunting focused on deer, elk, bear, and small game. The material culture of the Coast Miwok included clamshell disk beads as currency, and a variety of stone tools, shell ornaments, ceremonial artifacts, and baskets (Kelly 1978: 417-418).

a. Regulatory Setting

Assembly Bill 52

As of July 1, 2015, California Assembly Bill 52 of 2014 (AB 52) was enacted and expands CEQA by defining a new resource category, "tribal cultural resources." Assembly Bill 52 establishes that "A project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment" (PRC Section 21084.2). It further states that the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3). PRC Section 21074 (a)(1)(A) and (B) defines tribal cultural resources as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe" and meets either of the following criteria:

a) Listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also establishes a formal consultation process for California tribes regarding those resources. The consultation process must be completed before a CEQA document can be certified. AB 52

requires that lead agencies "begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project." Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency. As of the date of publication of this Draft EIR, the District and the Federated Indians of Graton Rancheria (FIGR) are continuing to engage in the AB 52 tribal consultation process.

Senate Bill 18

The proposed FMP does not include the adoption or amendment of a general or specific plan, nor does it involve any zoning changes, thus Senate Bill 18 does not apply to the FMP. A summary of Senate Bill 18 is included here for informational purposes. California Government Code Section 65352.3 (adopted pursuant to the requirements of SB 18) requires local governments to contact, refer plans to, and consult with tribal organizations prior to making a decision to adopt or amend a general or specific plan. The tribal organizations eligible to consult have traditional lands in a local government's jurisdiction, and are identified, upon request, by the Native American Heritage Commission (NAHC). As noted in the California Office of Planning and Research's Tribal Consultation Guidelines (2005), "The intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to, cultural places."

b. Regional Tribal Cultural Resources

The FIGR have requested notification from College of Marin. The College of Marin prepared and mailed an AB 52 notification letter for the LRC Project on August 28, 2019, inviting the FIGR to consult on the project. The FIGR responded to request consultation on August 29, 2019. The College of Marin responded September 18, 2019 to open consultation and to provide a copy of the cultural resources technical report prepared for the project and a preliminary geotechnical report conducted in the area surrounding the LRC. On October 23, 2019, Buffy McQuillen, Tribal Historic Preservation Officer (THPO) of the FIGR, responded to request an in-person meeting to discuss the project. After the initial AB 52 consultation efforts, the project description was modified to include a programmatic analysis of the FMP. On January 3, 2020, representatives of the College of Marin consulted in-person with Ms. McQuillen and Gene Buvelot regarding the FMP and LRC. During the meeting, the Tribe identified requests they had regarding the implementation of the FMP. Their requests are detailed in Confidential Appendix TCR and have been incorporated into the EIR.

4.3.2 Impact Analysis

a. Methodology and Significance Thresholds

According to CEQA Guidelines Appendix G, an impact on Tribal Cultural Resources from the proposed project would be significant if the following applies:

1) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
    a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

b. Project Impacts and Mitigation Measures

Threshold a:	Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?
Threshold b:	Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 2024.1?

IMPACT TCR-1 IMPLEMENTATION OF THE FMP HAS THE POTENTIAL TO IMPACT TRIBAL CULTURAL RESOURCES. IMPACTS WOULD BE LESS THAN SIGNIFICANT WITH MITIGATION.

Facilities Master Plan Program and Learning Resources Center Project Analysis

Development facilitated by the FMP program and LRC project has the potential to adversely impact tribal cultural resources. Program and project impacts to tribal cultural resources would be less than significant with implementation of mitigation measures, conducted in tandem, when appropriate, with the measures included in the Cultural Resources section.

Mitigation Measure

TCR-1 Tribal Cultural Resources Consultation

Throughout the implementation of Mitigation Measures CUL-2 through CUL-8, the qualified archaeologist retained to implement the measures shall consult the FIGR on the identification and treatment of Native American resources.

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 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 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.

TCR-5 Sensitive Location of Human Remains

For any project facilitated by the FMP where human remains are expected to be present, the College of Marin shall consider the use of a K9 team to attempt to identify human remains in a noninvasive way for the purpose of avoidance.

Significance After Mitigation

Implementation of mitigation measures TCR-1 through TCR-5 will reduce potential program and project impacts to tribal cultural resources to less than significant levels.

4.3.3 Cumulative Impacts

Cumulative development in Kentfield and Bolinas is based on the Marin Countywide General Plan and cumulative development in Novato would be based on the City of Novato General Plan. Tribal cultural resources are regionally specific and determined by the local tribes. The geographic scope for cumulative tribal cultural resources impacts for each of the three College of Marin campuses therefore includes Coast Miwok territory. Cumulative buildout in this region in accordance with various applicable planning documents would have the potential to adversely impact tribal cultural resources. Cumulative development in the region would continue to disturb areas with the potential to contain tribal cultural resources. Given the potential to damage these unknown tribal cultural resources, cumulative impacts are considered significant without mitigation, and the FMP program and LRC project's contribution is considered cumulatively considerable. Cumulative projects are reviewed separately by the appropriate jurisdiction and undergo environmental review when it is determined that the potential for significant impacts exists. In the event that future cumulative projects would result in impacts to known or unknown tribal cultural resources, impacts to such resources would be addressed on a case-by-case basis, and would likely be subject to mitigation measures similar to those imposed for this project as a result of the CEQA process. Cumulative impacts to tribal cultural resources would therefore be significant but mitigable.

As described under Impact TCR-1, buildout of the FMP would result in a significant impact without mitigation to unknown tribal cultural resources. Mitigation Measures TCR-1 through TCR-5 would reduce impacts to less than significant. Therefore, the FMP's contribution to significant cumulative impacts to tribal cultural resources would not be cumulatively considerable with mitigation.

5 Other CEQA Required Discussions

This section discusses growth-inducing impacts and irreversible environmental impacts that would be caused by the proposed program and project.

5.1 Growth Inducement

CEQA Guidelines Section 15126(d) requires a discussion of a proposed project's potential to foster economic or population growth, including ways in which a project could remove an obstacle to growth. Growth does not necessarily create significant physical changes to the environment. However, depending upon the type, magnitude, and location of growth, it can result in significant adverse environmental effects. The proposed program and project's growth inducing potential is therefore considered significant if program- or project-induced growth could result in significant physical effects in one or more environmental issue areas.

5.1.1 Economic and Population Growth

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 sites. The project would involve the demolition of the existing Learning Resource Center at the Kentfield Campus and construction of a new building to be used for similar purposes. Implementation of the program or project would not increase student enrollment. No residences are proposed and the program and project would not induce population growth, either directly or indirectly, in Kentfield, Novato, Bolinas or surrounding areas. Therefore, significant long-term physical environmental effects due to population growth would not be associated with the program and project.

The program and project involve development for educational purposes rather than commercial uses. As such, they would not directly contribute to economic growth by providing additional space for businesses. The program and project would generate short-term employment opportunities during construction activities, which would be expected to draw workers primarily from the existing regional workforce. Given that population growth would not be induced by the program and project, they would not lead to substantial long-term economic growth. Therefore, the program and project would not induce economic expansion to the extent that significant environmental impacts directly associated with the program or project's contribution would occur.

5.1.2 Removal of Obstacles to Growth

The program area, project site and surrounding vicinities are served by municipal service providers under existing conditions. The program and project would not involve roadway extensions or other changes that would induce growth or remove obstacles to growth. Subsequent projects in the area would also be subject to a separate CEQA review for analysis. Therefore, the proposed project would not have a significant effect from removing obstacles to growth.

5.2 Irreversible Environmental Effects

CEQA Guidelines Section 15126(c) requires that EIRs contain a discussion of significant irreversible environmental changes. This section addresses non-renewable resources, the commitment of future generations to the proposed uses, and irreversible impacts associated with the proposed program and project.

Program and project construction and operation would involve an irreversible commitment of construction materials and non-renewable energy resources. The program and project would involve the use of building materials and energy, some of which are non-renewable resources, to carry out repair, retrofit, demolition and construction activities. Consumption of these resources would occur with any development in the region and would not be unique to the 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-REV), 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 mandates specific requirements related to recycling, construction materials, and energy efficiency standards that apply to construction of classrooms and other academic buildings. In addition, water-efficient plumbing fixtures and fittings, high efficiency lighting, and other energy-efficiency measures 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.

Program and project operation would not result in increased student enrollment; therefore, no permanent increase in vehicular traffic on nearby roads would occur and no additional vehicle trips would be generated. There would be no increased energy consumption associated with fuel use from program and project operation

CEQA requires decision makers to balance the benefits of a project against its unavoidable environmental risks in determining whether to approve a project. The analysis contained in this EIR concludes that the program and project would not result in significant and unavoidable impacts, with the exception of potentially significant impacts to historical buildings. Although implementation of Mitigation Measure CUL-1 would reduce program impacts to historical resources to the maximum extent feasible, mitigation measures that reduce impacts to less than significant cannot be ensured in all cases and demolition or removal of an historically significant built-environment resource typically cannot be mitigated to below a level of significance under CEQA. Therefore, program impacts would be significant and unavoidable with respect to historical resources.

6 Alternatives

This section examines a range of alternatives to the proposed program as required by the CEQA Guidelines Section 15126.6. The alternatives chosen for analysis here would fulfill most of the basic project objectives but could avoid or substantially lessen the significant, adverse impacts.

6.1 Development of Alternatives

This chapter evaluates project alternatives for their potential feasibility, their ability to achieve most of the project goals, and their ability to reduce significant environmental effects. The following presents an overview of project objectives and identified significant impacts, and then presents detailed analysis for each alternative.

6.1.1 Project Objectives

The overall FMP program and the LRC project share the following objectives, as discussed in Chapter 2, *Project Description*, for the Kentfield and Indian Valley campuses, and the Bolinas Site:

1. Provide the new facilities and campus improvements necessary for the Marin Community College District to achieve academic excellence and serve students seeking a variety of educational outcomes, including transfer to four-year universities, associate degrees and certificates, career technical education, and basic skills improvement
2. Meet the needs of current and future students by providing state-of-the-art facilities capable of accommodating a wide range of educational experiences and instructional approaches that span a variety of disciplines
3. Revitalize outdated facilities that are unable to provide students the resources they need to learn and grow effectively
4. Foster vibrant on-campus environments conducive to collaboration between students, staff, and surrounding communities

Included in this analysis are three alternatives, including the CEQA-required “no project” alternative, that involve changes to the project that may reduce the project-related environmental impacts as identified in this EIR. The alternatives have been developed to provide a reasonable range of options to consider that would help decision makers and the public understand the general implications of revising or eliminating certain components of the proposed program.

6.1.2 Significant Impacts of Proposed Project

Alternatives have been developed to offer a reasonable range of options to help decision-makers and the public understand the implications of revising or eliminating certain components of the proposed program and project. Those selected for analysis here have potential to reduce or eliminate environmental impacts to some degree that could result from the proposed program and project if it were implemented as proposed and discussed in the previous analysis.

The following three alternatives are evaluated in this EIR:

- Alternative 1: No Project
- Alternative 2: Renovation Only, No New Construction
- Alternative 3: Mix of Renovations and New Construction

Although there could be many other alternatives, those listed above and discussed in what follows are the only alternatives that would meet most of the program and project objectives, within the budgetary and other limits within which the District operates. Furthermore, program and project alternatives were selected for their ability to reduce environmental impacts.

Evaluation of the No Project alternative is required pursuant to CEQA Guidelines Section 15126.6(e). The purpose of describing and analyzing this alternative is to allow decision makers to compare the impacts of approving the proposed program and project against those that would result if neither the proposed program nor any other project is not approved. Alternatives 2 and 3 were evaluated because they would reduce or eliminate the amount of new construction and would therefore reduce potential impacts to resources.

Detailed descriptions of the alternatives follow in the impact analysis for each one. Budgets and estimated completion dates for the proposed program elements for each site appear in Table 2-1, Table 2-2, and Table 2-3, in Section 2, *Project Description*. The buildout characteristics are summarized in Table 6-1, below. In the final section, Environmentally Superior Alternative, Table 6-2 offers a summary comparison of the proposed program to each of the alternatives for each CEQA issue area.

Table 6-1 Comparison of Project Alternative Buildout Characteristics

Alternative	Repairs & Renovations	Retrofits	Demolish &New Build	Other Projects
Proposed Project				
Kentfield Campus	5 projects	2 projects	2 projects*	2 projects
Indian Valley Campus	4 projects	3 projects	3 projects	2 projects
Bolinas Site	None	None	1 project	n/a
Alternative 1: No Project				
Kentfield Campus	None	None	None	None
Indian Valley Campus	None	None	None	None
Bolinas Site	None	None	None	None
Alternative 2: Renovation Only, No New Construction				
Kentfield Campus	6 projects**	2 projects	None	2 projects
Indian Valley Campus	4 projects	3 projects	None	2 projects
Bolinas Site	1 project	None	None	n/a
Alternative 3: Mix of Renovations and New Construction				
Kentfield Campus	6 projects**	2 projects	None	2 projects
Indian Valley Campus	4 projects	3 projects	3 projects	2 projects
Bolinas Site	None	1 project	None	n/a

*Includes the LRC project as proposed

**Includes the LRC project modified with no new construction

6.2 Alternative 1: No Project Alternative

6.2.1 Description

The No Project alternative assumes the program would not be implemented. The Kentfield and Indian Valley campuses (including the LRC) and the Bolinas Site would remain as they are as of this writing, with no building demolition and no new construction. It is anticipated that standard maintenance and repairs of buildings would continue, but no renovation or major repairs would be implemented; therefore, this alternative would not prevent the continued degradation of existing buildings or implement updates to bring structures into compliance with the current California Building Code (CBC) or Americans with Disabilities Act (ADA) requirements. Without major renovation, existing buildings would eventually deteriorate to the point that they become unsafe for use.

6.2.2 Impact Analysis

The No Project Alternative would produce no direct changes to the physical environment. As such, this alternative would have generally reduced impacts with respect to biological resources, cultural resources, and tribal resources and no impacts to other CEQA thresholds. Project construction impacts would be avoided because no development would occur on the project site. Mitigation measures would not be required for the No Project Alternative. Overall impacts would be lower than those of the proposed program since no change to environmental conditions would occur.

Alternative 1 would eliminate all impacts to biological, cultural, and tribal resources that would occur under the proposed program, as no demolition and no new construction would occur. This means, ground disturbance-related impacts would not occur from the No Project Alternative, but neither would any of the benefits, such as retrofitting or repairing existing, aging structures. Nonetheless, as the Bolinas Site would continue to deteriorate without implementation of the proposed program, the buildings may need to be demolished if they pose a safety hazard.

Some existing buildings on the campuses do not meet current CBC standards. Presumably, standard maintenance and repairs would continue under the No Project Alternative, but, no new construction or major repairs would occur. Assuming the continued deterioration of existing buildings on the campuses, the District may need to remove or restrict use of those that do not retain structural integrity, resulting in incremental degradation of the campuses and loss of viable educational facilities. However, CEQA-related impacts would be substantially reduced compared to the proposed program and would be less than significant.

Program/Project Objectives Statement

Alternative 1 would not meet project objectives because it would not provide new facilities or campus improvements that would contribute the achievement of high-quality educational outcomes (Objective 1); it would not update the facilities to state-of-the-art standards or revitalize outdated facilities that improve the educational experience and facilitate a thriving student body (Objective 2 and Objective 3). Finally, Alternative 1 would not encourage vibrant on-campus environments nor foster collaboration among students, staff, and the communities in which the campuses are situated (Objective 4).

6.3 Alternative 2: Renovation Only, No New Construction

6.3.1 Description

Alternative 2 would renovate and reuse the existing buildings on the Kentfield and Indian Valley campuses. The new construction described for the proposed program would not occur on either of the campuses and renovations only would be performed at Bolinas site, with no new construction there either. The structures, dock, and retaining wall at the Bolinas Site are in an advanced state of deterioration and/or subject to complete failure in the event of seismic activity, tsunami, and seal level rise. As they are unsafe from a structural perspective and are further threatened if the retaining wall were to eventually give way from age or the effects of seismic activity, the existing structures at this site could pose significant impacts to the environment if they are not removed and/or replaced.

The Maintenance and Operation (M&O) project as proposed involves constructing a single facility on the Kentfield Campus to house equipment and supplies used for maintenance and gardening and removing various provisional structures (sheds) that are currently dispersed across the campus. This project is 90 percent complete as of the writing of this report (April 2020) and thus is not analyzed in the alternatives discussion below.

Kentfield Campus

Under Alternative 2 existing buildings on the Kentfield Campus would be renovated and reused, including the LRC, Child Study Center, Performing Arts, Fine Arts, Science/Math/Nursing buildings, and the Diamond Physical Education Complex. Repairs, maintenance, modernization, and minor improvement projects at these sites would be the same as those described for the proposed program. Fusselman Hall and the Athletic Complex would undergo the same retrofits and modifications to improve safety and modernize the facilities as those described for the proposed program, including the replacement of existing grass fields with artificial turf. All structures would be retrofitted to comply with CBC and ADA requirements.

New structures would not be added to the Athletic Complex, including restrooms, storage, and new tennis courts. The new all-weather field and fitness area next to the track would not be built. The Village Square building would not be demolished, and the fitness area proposed for that space would not be built. Finally, the new LRC and Academic Center would not be built. The existing LRC would remain in place and would be retrofitted to comply with the CBC, if fiscally and structurally possible. If this approach is too expensive or not structurally feasible, the facility may be decommissioned and abandoned in place.

The Corte Madera Creek Mitigation project would be the same as that for the proposed program, as it would be funded and carried out largely by the County of Marin and the U.S. Army Corps of Engineers. The District would still be involved in approvals of any work that would occur on the Kentfield Campus related to these mitigation efforts. The other general site improvements would be the same as those described for the proposed program, including landscape and irrigation upgrades, parking lot repairs, and ADA accessibility improvements.

Indian Valley Campus

Under Alternative 2, the existing facilities at the Child Care Center, Academic Lab, and Dental/EMT/Library on the Indian Valley Campus would undergo improvements, renovations, and repairs in compliance with CBC and ADA requirements. The Pomo Cluster and the Administrative Cluster of buildings would undergo minor capital repairs, as described for the proposed program. The Ohlone Cluster of structures would be renovated to accommodate a child development center and the early childhood education program, just as for the proposed program. Building 17 would also be renovated to meet CBC and ADA regulations, as would occur under the proposed program.

New classroom structures (prefabricated) would not be built at the organic farm but the 2740-foot deer fence would be constructed. The existing shade structures and greenhouses would be repaired but not replaced. The new classroom and demonstration spaces would not be developed, and increased classroom and laboratory capacity would not be made available for students and staff at the site. The 340-foot long trail could still be constructed, however, to provide connectivity to trails west of the property that are maintained by the County.

The Miwok Cluster of buildings would not be demolished, and replacement buildings would not be built. Rather, the existing buildings would be rehabilitated to the extent feasible in compliance with

CBC and ADA requirements. The Ohlone Cluster of buildings (19 through 20) would not be demolished but would remain in place and abandoned. Building 18 in the same cluster would be retrofitted as described for the proposed program. Like the Kentfield campus, under Alternative 2 the Indian Valley Campus would undergo landscape and irrigation improvements, parking lot repairs, ADA accessibility improvements throughout the campus.

Bolinas Site

The facilities at the Bolinas Site are not safe to use. According to the facility conditions report, the buildings present "structural and non-structural seismic deficiencies" that would pose a serious safety hazard if a major earthquake occurred (Marin Community College District Undated). The dock was repaired several years ago, but its safety performance is questionable; the site retaining wall is failing. Under Alternative 2, the Bolinas Site structures would be renovated to the extent feasible. The retaining wall would be rebuilt and the hazardous materials (i.e., asbestos and lead-based paint throughout the facility and there are elevated mold spore counts in the main house structure) would be remediated, as for the proposed program. Historic structures on the site would be adapted for reuse.

Program/Project Objectives Findings: Alternative 2

Implementation of Alternative 2 would meet most of the program and LRC project objectives, including improving some of the existing buildings so the educational spaces on the campus contribute to high-quality educational outcomes (Objective 1) and some buildings would be updated to more state-of-the-art standards (Objective 3). Reusing some of the buildings can meet objectives 2 and 4 to create a vibrant campus atmosphere conducive to educational collaboration if a creative plan is developed to repurpose the existing space. Furthermore, air quality and GHG impacts would be reduced without new construction as no heavy equipment would be used, large quantities of construction materials would not be required to be dismantled and hauled away or disposed of, and construction trips would be limited to those necessary for lighter-weight equipment needed for renovation and repair activities.

6.3.2 Alternative 2 Impact Analysis

a. Aesthetics

Like the proposed program and project, Alternative 2 would result in less than significant aesthetics impacts. State-designated scenic highways would not be affected. Furthermore, there are no visual resources on the campuses or Bolinas Site that are also part of a state-designated scenic route. There would be no impact to a scenic resource.

Significant viewsheds from the Kentfield Campus toward Mt. Tamalpais would remain the same and the visual quality on the Indian Valley Campus would remain as current conditions. There would be no impact to scenic quality, as for the proposed program and project.

Existing sources of light from building and parking lot lighting would remain the same as or close to existing conditions. As student enrollment is not projected to increase under any of the alternatives, glare produced from sun shining on the windshields of parked cars or from vehicles entering and exiting the campus would remain the same as under existing conditions. Because some buildings would not be replaced, the overall visual character of the campus would remain the same as existing conditions. If some buildings become increasingly less capable of being used due to deterioration that cannot be mediated through repair, they may be abandoned in place under

Alternative 2. This would eventually result in decline in the visual quality of the campuses, as a whole. Overall, aesthetic impacts under Alternative 2 would be the same as those that would occur under the proposed program and project: impacts would remain less than significant.

b. Agriculture and Forestry Resources

Alternative 2 would not expand the footprint for the campuses as only renovations would occur. Therefore, Alternative 2 would not construct or convert designated farmland to non-agricultural uses, conflict with agricultural zoning, conflict with a Williamson Act contract, or convert forest land or timberland to non-forest uses. As for the proposed program, there would be no impacts on agriculture or forestry resources.

The Bolinas Site is next to important farmland, but under Alternative 2, no expansion or development on agricultural or forest land would occur. No land on the any of the campuses is zoned for agricultural or forestry use. Implementation of Alternative 2 would not convert agricultural land to non-agricultural use, conflict with the existing zoning of forest land or timberland, result in the loss or conversion of forest land to non-forest uses, or interrupt ongoing agricultural activity. Therefore, as with the proposed program, Alternative 2 would have no impacts on agriculture or forestry resources. Overall, impacts from Alternative 2 to agriculture and forest resources would be the same as the program and project.

c. Air Quality

Alternative 2 would involve only retrofits and repairs of existing buildings on the campuses. Because there would be no new construction, Alternative 2 projects would not involve heavy machinery or intensive construction activities involve in demolition, grading, or construction of new buildings. Alternative 2 implementation would not result in an increase in enrollment at the College of Marin. As with the proposed program and project, Alternative 2 implementation would not be directly associated with population growth in Kentfield, Novato, Bolinas, or the surrounding vicinity, and a permanent increase in the number of vehicle trips would not occur at any of the campuses. Vehicle trips to the Bolinas Site would increase, as the site would be renovated, but the number of trips would be low as only a few students and faculty would use the site and travel to and from the site would be very limited (see Initial Study, Section 17, *Transportation*). Under Alternative 2, program implementation would not conflict with or obstruct with implementation of the Bay Area 2017 Clean Air Plan (2017 Plan) and impacts would be less than significant.

Under Alternative 2, the LRC would not be demolished and rebuilt, as it would be under the proposed program and project, and similarly, there would be no increase in population, employment, or vehicle trips. Therefore, Alternative 2 would not conflict with or obstruct the implementation of the 2017 Plan and impacts would be less than significant. Overall, the impacts from renovations and repairs only under Alternative 2 would impact air quality to a lesser degree than the program and project because construction trips would be reduced.

d. Biological Resources

The Kentfield Campus is entirely developed; the Indian Valley Campus has a mix of developed and natural habitat areas; and the Bolinas Site is next to and extends over the Bolinas Bay. Under Alternative 2 less ground disturbance would occur on these campuses than under the proposed program as there would be no new construction. Nevertheless, the limited ground disturbance that would occur with the installation of new landscaping could disturb nesting birds or roosting bats. Mitigation Measures BIO-1 through BIO-4 would be required to reduce impacts to less than

significant for candidate, sensitive, or special-status species identified in federal, State, regional, and local plans, policies, and regulations. Work at the Bolinas Site under Alternative 2 would involve renovations to existing buildings and would be subject to the same biological mitigation measures as the proposed program.

As projects under Alternative 2 would be limited to repair, retrofitting, and maintenance, and no riparian, sensitive, or special-status habitats would be affected on the Kentfield or the Indian Valley campuses, impacts would be less than significant to riparian habitat. Impacts at the Bolinas Site would be similar to those for the proposed program, and implementation of mitigations measures would reduce impacts to less than significant.

As no new construction would occur on the Kentfield campus, no impact would occur to the tidal marsh habitat and tidally influenced Corte Madera Creek to wetlands. On the Indian Valley Campus, the maintenance and retrofitting (no new construction) projects would not impact federally or state-protected wetlands, and as no new construction would occur, there would be a less than significant impact. Renovations at the Bolinas Site under Alternative 2 would be subject to the same best management practices (BMPs) as the proposed program and project and, similarly, the impacts would be less than significant.

As there would be no new construction on any campuses under Alternative 2, new structures would not be introduced that would interfere with wildlife movement or impede the use of native wildlife nursery sites. There would be no impact. As with the proposed program, no District tree protection and replacement ordinance or policy is in place and, following this, there would be no impact to protected trees. Finally, neither the campuses nor the Bolinas Site are in applicable habitat or natural community conservation plans and thus the repair and maintenance work under Alternative 2 would have no impact. Overall, impacts from Alternative 2 to biological resources would be the same as the program and project.

e. Cultural Resources

Alternative 2 would be developed on the same project sites as the proposed program, which were determined to have potential cultural and historic resources. The extent of ground disturbance would be less under Alternative 2 than under the proposed program as no demolition or new construction would occur. This would avoid the potential significant and unavoidable impact to eligible historic structures, potentially on the Bolinas site. Alternative 2 would reduce the likelihood of discovery of unknown archaeological resources and/or human remains on the project site. Nonetheless, with implementation of some of the grounds renovations, such as the installation of new landscaping and irrigation systems that would involve ground-disturbing activities, there would be the potential to uncover previously unknown cultural resources, including human remains. Mitigation Measure CR-1 (see Appendix IS-REV and Table 6-1) and compliance with California Health and Safety Code Section 7050.5 and PRC Section 5097.98 would ensure these impacts remain less than significant. Overall, impacts from Alternative 2 to cultural resources would be less than the program and project.

f. Energy

Alternative 2 would only implement the capital repair, improvement, and retrofit projects at the two campuses and the Bolinas site. None of these activities would require heavy construction machinery or hauling trips from the campuses to off-site facilities. Neither would nighttime lighting be needed, or other increased energy demands occur. Therefore, implementation of Alternative 2

would not involve inefficient, wasteful, or unnecessary use of energy during construction. Impacts related to construction energy consumption would be less than significant.

During operation of the facilities, energy needs would be the same as for the proposed program and project. Equipment modernization (e.g., HVAC systems and lighting) would reduce energy consumption over the existing conditions. Therefore, operation of retrofitted and repaired facilities would reduce energy consumption. As the new LRC would not be built, but as with the proposed program and project, it is assumed that retrofits and repairs would be consistent with the District's Sustainable Design Plan. Therefore, under Alternative 2 the facility would be updated to current building code and efficiency standards. Because a retrofit would require much less energy expenditure than new construction, Alternative 2 would have fewer and less severe impacts on energy. Thus, impacts related to operational energy consumption under Alternative 2 would be less than significant and less than the proposed program/project.

g. Geology and Soils

As with the proposed program and project, the Kentfield and Indian Valley campuses are not located in an Alquist-Priolo earthquake fault zone nor situated on active faults. The nearest active fault – the northern segment of the San Andreas fault – is approximately 9 miles west of the Kentfield Campus and 12.6 miles west of the Indian Valley Campus; thus, under Alternative 2 existing structures would not directly or indirectly cause potential substantial adverse effects due to surface rupture, ground shaking, ground failure (liquefaction), or landslide from seismic activity. There would be no new construction under Alternative 2, but existing structures would retrofit to comply with current CBC standards to the extent feasible, which would reduce potential impacts from seismic events on the two campuses, similar but not the same as the proposed program and project.

The Bolinas Site is in the San Andreas Fault Zone (California Geologic Survey 2019); it could be subject to surface rupture. Under Alternative 2, the site would not be rebuilt and as it is not possible to occupy it under current conditions, and there would be no impact despite its vulnerability to seismic activity because the structures would not be occupied.

Because there would be no new construction under Alternative 2, there would be no soil erosion or loss of topsoil at any of the sites and there would be no impact. Implementation of retrofit or repair projects on the Kentfield and Indian Valley campuses would not make soil or geologic units on these sites unstable, nor would conditions at the Bolinas Site change; there would be no impact with implementation of Alternative 2.

No septic tanks or alternative wastewater disposal systems are proposed under Alternative 2 (or under any alternatives), and there would be no impact, similar to the proposed program and project.

Because there would be no significant ground-disturbing activities, the potential for impacts to paleontological resources would be low under Alternative 2. Nevertheless, Mitigation Measure GEO-4 would be required if there are unanticipated fossil discoveries during any project ground-disturbing activities. With implementation of this measure, impacts would be less than significant. Overall, impacts from Alternative 2 to geology and soils would be the same as the program and project.

h. Greenhouse Gas Emissions

Alternative 2 would generate fewer construction-related GHG emissions as no new construction would occur. Long-term, operational emissions at the Kentfield and Indian Valley campuses would be reduced with replacement of older equipment with more efficient equipment (e.g., HVAC, lighting). There would be no effect on GHG emissions at the Bolinas site. Therefore, emissions associated with Alternative 2 would be less than significant.

As with the proposed program and project, implementation of projects under Alternative 2 would not conflict with applicable plans, policies, or regulations intended to reduce GHG emissions and would be consistent with the objectives of the Regional Transportation Plan/SCS, AB 32, and SB 32. Therefore, Alternative 2 would not conflict with any applicable plan, policy, or regulation related to GHG emissions. Impacts related to GHG emissions would be less than significant. Furthermore, as retrofitting would emit fewer GHGs than new construction, overall impacts from Alternative 2 to GHG emissions would be less than those for the proposed program and project.

i. Hazards and Hazardous Materials

Alternative 2 would involve retrofitting and repairing existing facilities, but no new construction on any of the sites. As with the proposed program and project, hazardous materials would be used during these activities and improper use of these materials could represent a potential threat to the public and the environment. Renovation and repair contractors would be responsible to properly manage any hazardous substances used or encountered in the course of project implementation. Transport of hazardous materials (e.g., paint, solvents, cleaning supplies) would be subject to federal, state, and local, regulations, and campus guidelines, which would assure that risks associated with the transport of hazardous materials are minimized. Proper use and disposal of hazardous materials during project implementation would not pose a significant risk to the public and the environment. As with the proposed program and project, prior to Alternative 2 renovation activities, a lead-based paint and asbestos survey would be completed to mitigate effects from existing hazardous materials on any of the project sites. Therefore, project repairs and retrofits would not have significant impacts associated with hazardous materials.

Like the proposed program and project, operation of the Kentfield and Indian Valley campuses under Alternative 2 could involve the use of hazardous materials, including chemical reagents, solvents, fuels, paints, and cleansers for building, grounds, and vehicle maintenance. Many of those used would be considered household hazardous wastes, common wastes, or universal wastes by the California Environmental Protection Agency, which regards these types of wastes to be common to businesses and households and to pose a low risk to people and the environment when they are properly stored, transported, used, and disposed. Adherence to federal, state, and local laws for the proper use, disposal, and transport of operational hazardous materials would reduce impacts associated with hazardous materials under Alternative 2 to a less than significant level.

As with the proposed program and project, retrofits and repairs on the Kentfield and Indian Valley campuses would not produce hazardous emissions or require the handling of hazardous materials or wastes. Although the Kentfield Campus is adjacent to the Anne E. Kent Middle School and its annex, and the Indian Valley Campus is close to the San Jose Middle School, implementation of Alternative 2 would not emit hazardous emissions or involve the handling of acutely hazardous materials near these schools. There would be less than significant impacts on schools within 0.25 mile of these campuses. The Bolinas Site is known to have asbestos-containing materials, lead-based paint, and mold on site. Because these buildings would not be repaired, retrofitted, or demolished under

Alternative 2, there exists the potential for these substances to give off hazardous emissions near the site. The Stinson Beach Montessori School is approximately 1 mile away, but this is too distant for it to be acutely affected by emissions from the Bolinas site. There would be a less than significant impact to schools 0.25 mile from this location, because the nearest school is much farther away.

The same hazardous materials sites analysis conducted for the proposed program and project applies to Alternative 2. The identified sites are closed or in the process of closure and, like the proposed program and project, there would be a less than significant impact. None of the campuses are within 2 miles of an airport and none are in an airport land use plan area. There would be no impact. As with the proposed program and project, the Emergency Operations Plan adopted by the College of Marin in early 2020 meets or exceeds the California Administrative Code. In all cases, the campuses under the District's authority must adhere to this plan; thus, projects implemented under Alternative 2 would have no impact.

Finally, as with the proposed program and project, implementation of Alternative 2 would occur in urbanized areas not considered Very High Fire Hazard Severity Zones (CALFIRE 2008a) and would not expose people or structures to significant risk of loss, injury, or death from wildland fires. The impact would be less than significant. Overall, impacts from Alternative 2 to hazards and hazardous materials would be the same as the program and project.

j. Hydrology and Water Quality

Except for minor excavations associated with grounds improvements and the installation of deer fencing at the Organic Farm, soil disturbance would be limited under Alternative 2. There would be little potential for water quality effects through erosion and subsequent sedimentation of streams as there would be no new construction. As under the proposed program and project, the amount of impermeable surface would not increase, and runoff would not alter the course of a stream or river. There would be less than significant impact

As with the proposed program and project, under Alternative 2 repairs and renovations would not violate sustainable groundwater management plans that apply to the campuses, as there are none. There would be no direct groundwater extraction, nor would implementation of Alternative 2 interfere with groundwater recharge as impermeable surfaces would be the same as under existing conditions. The impact would be less than significant.

None of the repair and renovation projects proposed under Alternative 2 would alter the course of a stream or river. The stormwater drainage would remain the same as under existing conditions. Erosion would not increase, and the rate or amount of surface runoff would not change. There would be no impact.

As there would be no new construction under Alternative 2, there would be no alteration to the course of a stream or river, nor the addition of impervious surface areas, that would impede or redirect flood flows. There would be no impact. The conditions under Alternative 2 are the same as those for the proposed program and project, but as there would be no new construction, there would be no increase in the potential for the project to release pollutants due to project inundation on the Kentfield and Indian Valley campuses. The Bolinas Site is situated on the Bolinas Bay and is at greater risk for flood or inundation. If the existing structures were to be inundated, they could release pollutants into the bay and eventually into the ocean. Under Alternative 2, they would be rebuilt and substantially reinforced to withstand these hazards and potential hazardous materials release. The impact for Alternative 2 would be the same as those for the proposed program and project for hydrology and water quality.

k. Land Use and Planning

Like the proposed program and project, Alternative 2 would not physically divide an established community or significantly conflict with a land use plan, policy, or regulation. Impacts would be less than significant, like the program and project, and would be equivalent in level of impact to the proposed program and project.

l. Mineral Resources

Like the proposed program and project, Alternative 2 would not require the use of substantial mineral resources during construction or operation and would not involve construction in a mineral resource site. Therefore, there would be no impact, just as with the program and project.

m. Noise

Alternative 2 would involve renovations and repairs to existing buildings, some landscaping and irrigation systems upgrades, and the installation of turf at athletic fields on the Kentfield and Indian Valley campuses. It would also entail the installation of deer fencing at the Organic Farm on the Indian Valley Campus. These projects would require the use of some medium-grade equipment (e.g., trenchers and small skip loaders) that would generate noise that would not be in excess of standards established by local jurisdictions, as described in the Initial Study (Appendix IS-REV); nonetheless, the use of this equipment may generate noise that would affect sensitive receptors, including on the campuses and at nearby middle schools. Impacts could be avoided or lessened if they are scheduled during school breaks, but if this is not possible construction noise impacts to sensitive receptors could be potentially significant. Operational noise from Kentfield and Indian Valley campuses would be the same as existing conditions. Noise impacts for the Bolinas Site remodel would be subject to local noise ordinances, as for the proposed program and project and would be reduced to less than significant with compliance.

Because there would be no new construction under Alternative 2, renovation and repair projects would not generate excessive ground borne vibration or noise. There would be no impact. Short-term impacts for noise under Alternative 2 would be from machinery used to renovate the buildings. Sensitive receptors may include nearby residences and commercial uses. All construction noise generators (trucks, power tools, etc.) would be subject to the same noise ordinances and noise reduction practices as the proposed program and project. Impacts would be less than significant and because there would be no new construction, the impacts would be less than the proposed program and project.

Alternative 2 would have no impact from excessive noise from an airport as the campuses and site are not near an airport land use or within 2 miles of a public use airport, like the proposed program and project. Overall, the impact to noise under Alternative 2 would be less than significant, and less than the proposed program and project.

n. Population and Housing

As with the proposed program and project, Alternative 2 would not induce population growth in the area nor increase student enrollment for the College of Marin, on the campuses or Bolinas site. The project would serve the community and not impact housing availability or demand. It would not include or require new roads or other infrastructure that could facilitate growth. No housing units or resident populations exist on any of the campuses. Thus Alternative 2 would have no impact relative to population and housing, similar to the program and project.

o. Public Services

As with the proposed program and project, Alternative 2 would not require any of the fire protection districts to increase facilities to serve the Kentfield and Indian Valley campuses, or Bolinas Site, as the facilities would remain roughly the same as they are under current conditions, with the same number of structures and the same user population. There would be a less than significant impact to fire protection services the same as the proposed program and project.

The Marin Community College Police Department would continue to coordinate with local police and sheriff departments to provide police protection and as Alternative 2 would not increase student population, need for these services would not increase under this alternative. There would be a less than significant impact to police services, the same as the proposed program and project.

Alternative 2 would not generate any need for increases in public (K-12) schools in any of the school districts situated near the campuses or Bolinas site. There would be no impact. Because Alternative 2 would not increase population, the need for increased parks and other public facilities would not occur. There would be no impact to school or park facilities, similar to the proposed program and project.

p. Recreation

Like the proposed program and project, Alternative 2 would not result in increased population that would generate a greater demand for regional parks or other recreational facilities than those that exist. There would be no impact, similar to the proposed program and project.

q. Transportation

There would be no new construction under Alternative 2, but only repairs and retrofits on the Kentfield and Indian Valley campuses. The Bolinas Site would not be addressed. Retrofit projects would be subject to Mitigation Measure TRA-1 to manage the construction traffic (hauling, carrying supplies, etc.). With mitigation incorporated, transportation impacts would be less than significant, but reduced compared to the proposed program and project.

Alternative 2 would not result in an increase in operational vehicular traffic as its implementation would not increase enrollment. As for the proposed program and project, no new roadways are proposed and emergency access on all sites would remain the same. Retrofits and repairs on the Kentfield and Indian Valley campuses and at the Bolinas Site would not interfere with emergency access and no hazardous design features are proposed. Short-term construction effects to roadways could occur because of increased truck trips for hauling away and transporting materials. As for the proposed program and project, these would be coordinated with local jurisdictions to reduce impacts to less than significant. As for the proposed program and project, impacts would be less than significant, although Alternative 2 would have a lesser impact because no new construction would occur.[1]

r. Tribal Cultural Resources

As for the proposed program and project, ground-disturbing activities during landscape improvements under Alternative 2 could result in impacts on previously unidentified tribal cultural resources and mitigation measures TCR-1, TCR-2, TCR-3, TCR-4, and TCR-5 would be required in the

[1] This assumes that new construction would involve a substantial increase in vehicle trips for construction equipment, hauling, and workers driving to and from job sites.

case of any ground-disturbing activities where tribal cultural resources are known to occur. The impact would be less than significant with mitigation incorporated, similar to the proposed program and project, but since the new LRC building would not be constructed, impacts at that cultural site would be less than for the proposed program and project.

s. Utilities and Service Systems

Under Alternative 2, the repairs, renovations, and retrofitting at the Kentfield and Indian Valley campuses will not create the demand for new or expanded utilities facilities. There would be no new construction at the Bolinas site. There would be no impact, similar to the proposed program and project.

Existing facilities would be retrofitted and repaired or maintained without the addition of new facilities and water demand would continue to be the same, as enrollment would not increase. However, unlike the proposed program and project, the District's Sustainability Design Standard would not be implemented as widely under Alternative 2, as new buildings with more efficient water facilities would not be implemented. Alternative 2 could result in less efficient use of water and thus have a potentially significant impact during dry and multiple dry years, an increase over that for the proposed program and project.

As the enrollment would remain the same and new construction would not occur under Alternative 2, there would be no increase in solid waste and the District would continue to comply with federal and state regulations concerning solid waste. There would be no impact for Alternative 2, similar to the proposed program and project.

t. Wildfire

Both the Kentfield and Indian Valley campuses are located outside the Very High Fire Hazard Severity Zone in Marin County, and neither is in a State Responsibility Area. The local fire protection districts provide emergency response and public safety for the campuses. Emergency access is available by means of existing driveways and as none of these would be altered, implementation of Alternative 2 would not interfere with emergency access plans or evacuation routes. The impact would be less than significant for these campuses, similar to the proposed program and project.

The Bolinas Site is in an urbanized area of Marin County and there are no undeveloped wildlands in the immediate vicinity. It is also in a Moderate Fire Hazard Severity Zone (CAL FIRE 2008), but as it would not be redeveloped under Alternative 2, access and evacuation under emergency conditions would not occur. There would be no impact at the Bolinas site, as with the proposed program and project.

Under Alternative 2, the wildfire conditions of the built environment at the campuses would remain as they are, with no new construction. Conditions at the Bolinas Site would improve with retrofitting, which would presumably include bringing structures in line with current fire code. The risk to wildfire would not increase. The sites would continue to be outside a VHFHSZ, and there would be no increased risk under Alternative 2 of exposing occupants to pollutants from wildfire. None of the projects under the program and project would be subject to increased risk of landslide or flooding due to wildfire. There would be a less than significant impact for Alternative 2, similar to the proposed program and project.

None of the sites are in a Very High Fire Hazard Safety Zone and implementation of Alternative 2 would not require installation of infrastructure that would exacerbate fire risk. Because new projects would be served adequately by existing facilities, and all activities would occur in previously

disturbed areas, impacts would be less than significant, similar to the proposed program and project. Accordingly, impacts would be the same as with the proposed program and project.

Program/Project Objectives Findings: Alternative 2

Alternative 2 would meet program and project objectives with retrofitting and repairs. It would not meet the LRC project objectives because it would not provide new facilities to contribute the achievement of high-quality educational outcomes (Objective 1), but it would nonetheless include adaptive reuse that can be a very effective way to imagine outdated spaces and how they can be adapted to contemporary educational demands; it would not update the facilities to state-of-the-art standards or revitalize outdated facilities that improve the educational experience and facilitate a thriving student body (Objectives 2 and 3). Finally, even without new buildings implementation of Alternative 2 would encourage vibrant on-campus environments and continue to foster collaboration among students, staff, and the communities in which the campuses are situated (Objective 4).

6.4 Alternative 3: Mix of Renovations and New Construction

6.4.1 Description

Alternative 3 would retrofit, renovate, and repair the existing buildings on the Kentfield Campus as described for Alternative 2, and implement the same renovations, reuse, and demolition/rebuild on the Indian Valley Campus described under the proposed program and project. The buildings on the Bolinas Site would be demolished and rebuilt.

The M&O project as proposed involves constructing a single facility on the Kentfield Campus to house equipment and supplies used for maintenance and gardening and removing various provisional structures (sheds) that are currently dispersed across the campus. This project is 90 percent complete as of the writing of this report (April 2020) and thus is not analyzed in the alternatives discussion below.

Kentfield Campus

Alternative 3 would renovate and reuse the existing buildings on the Kentfield campus, including the Child Study Center, Performing Arts, Fine Arts, Science/Math/Nursing buildings, and the Diamond Physical Education Complex would be updated as well. Repairs, maintenance, modernization, and minor improvement projects at these sites would be the same as those described for the proposed program and project. Fusselman Hall and the Athletic Complex would undergo the same retrofits and modifications to improve safety and modernize the facilities as those described for the proposed program and project, including the replacement of existing grass fields with artificial turf.

New structures would not be added to the Athletic Complex, including restrooms, storage, and new tennis courts. The new all-weather field and fitness area proposed adjacent to the track would not be built. The Village Square building would not be demolished, and the fitness area proposed for that space would not be built. Finally, the new LRC and Academic Center would not be built. The existing LRC would remain in place and would be retrofitted to comply with the CBC, if fiscally and structurally possible. If this approach is too expensive or not structurally feasible, the facility may be decommissioned and abandoned in place.

The Corte Madera Creek Mitigation would be the same as that for the proposed program and project, as it would be funded and carried out largely by the County of Marin and the USACE. The District would still be involved in approvals of any work that would occur on the Kentfield campus. The other general site improvements would be the same as those described for the proposed program and project, including landscape and irrigation upgrades, parking lot repairs, and ADA accessibility improvements.

Indian Valley Campus

For the Indian Valley Campus , program components under Alternative 3 would be the same as those for the proposed program and the existing facilities at the Child Care Center, Academic Lab, and Dental/EMT/Library on the Indian Valley Campus would undergo improvements, renovations, and repairs in compliance with CBC and ADA requirements. The Pomo Cluster and the Administrative Cluster of buildings would undergo minor capital repairs, as described for the proposed program. The Ohlone Cluster of structures would be renovated to accommodate a child development center and the early childhood education program, just as for the proposed program. Building 17 would also be renovated to meet CBC and ADA regulations, as would occur under the proposed program.

New classroom structures (prefabricated) would not be built at the organic farm but the 2740-foot deer fence would be constructed. The existing shade structures and greenhouses would be repaired but not replaced. The new classroom and demonstration spaces would not be developed, and increased classroom and laboratory capacity would not be made available for students and staff at the site. The 340-foot long trail could still be constructed, however, to provide connectivity to trails west of the property that are maintained by the County.

The Miwok Cluster of buildings would be demolished, and replacement buildings would be built. The Ohlone Cluster of buildings (19 through 20) would be demolished. Building 18 in the same cluster would be retrofitted as described for the proposed program. Like the Kentfield campus, under Alternative 3 the Indian Valley Campus would undergo landscape and irrigation improvements, parking lot repairs, ADA accessibility improvements throughout the campus.

Bolinas Lab Site

The facilities at the Bolinas Site would be demolished and new structures would be constructed, as for the proposed program. The retaining wall would be replaced, and the dock restored.

Implementation of Alternative 3 would meet some of the project objectives, including improving some of the existing buildings so the educational spaces on the campus contribute to high-quality educational outcomes (Objective 1) and some buildings would be updated to more state-of-the-art standards (Objective 2). On the Kentfield campus, the LRC and the Academic Center would not be built. This would result only partly meeting the goals fully to create a vibrant, state-of the art campus environment, such that students, staff, and communities in which the campuses are situated would not benefit from collaboration and state-of-the-art educational opportunities (Objective 3 and Objective 4).

6.4.2 Alternative 3 Impact Analysis

a. Aesthetics

Like the proposed program, Alternative 3 would result in less than significant aesthetics impacts. State-designated scenic highways would not be affected as the campuses are too distant from the roadways to be visible. Furthermore, there are no visual resources on any of the campuses that are also part of a state-designated scenic route. There would be no impact to scenic vistas.

As the structures on the Kentfield Campus would remain the same, and significant viewsheds from the campus toward Mt. Tamalpais would remain the same. The new structures on the Indian Valley Campus would improve the existing visual conditions on the campus and the viewsheds toward the surrounding landscape would not change. Impacts to aesthetic resources under threshold c would continue to be less than significant. The Bolinas Site visual quality would improve with the replacement of the existing, deteriorated structures and thus impacts to aesthetic resources at that site would be less than significant.

Existing sources of light from building and parking lot lighting would remain the same as or close to existing conditions on the Kentfield campus. On the Indian Valley Campus new construction could produce new sources of light if there is an increase in the number of light fixtures with new building implementation. As all lighting will comply with local standards designed to reduce the impact of security lighting while still providing a safe environment, there would be less than significant impact related to lighting on the Indian Valley campus. As the Bolinas Site is currently unused, new light sources will be introduced, as for the proposed program but compliance with local lighting standards will ensure a less than significant impact. As student enrollment is not projected to increase under any of the alternatives, glare produced from sun shining on the windshields of parked cars or from vehicles entering and exiting the campus would remain the same as under existing conditions, presumably with retrofits and maintenance as for Alternative 2. Overall, the impact to aesthetic resources would be the same as for the proposed program and project.

b. Agriculture and Forestry Resources

Alternative 3 would not expand the footprint for any of the campuses as only renovations would occur on the Kentfield Campus and the new construction on the Indian Valley Campus and the Bolinas Site would be implemented on the same footprint as the existing buildings. Therefore, Alternative 3 would not convert designated farmland to non-agricultural uses, conflict with agricultural zoning, conflict with a Williamson Act contract, or convert forest land or timberland to non-forest uses. As for the proposed program and project, there would be no impacts on agriculture or forestry resources.

The Bolinas Site is next to important farmland, but under Alternative 3 the site would be rebuilt on the existing footprint. It would be no expansion or development on agricultural or forest land. No land on the any of the campuses is zoned for agricultural or forestry use. Implementation of Alternative 3 would not convert agricultural land to non-agricultural use, conflict with the existing zoning of forest land or timberland, result in the loss or conversion of forest land to non-forest uses, or interrupt ongoing agricultural activity. Therefore, as with the proposed program and project, Alternative 3 would have no impacts on agriculture or forestry resources at any of the campuses or the Bolinas Site and impacts would be similar.

c. Air Quality

Alternative 3 would involve only retrofits and repairs of existing buildings on the Kentfield Campus and new construction that aligns with the proposed program on the Indian Valley Campus and the Bolinas site. As with the proposed program, emission of air pollutants during projects that are limited to capital repairs and retrofits would be minor; construction-related emissions would be temporary and would cease when construction is completed. As with the proposed program, construction activities would be subject to existing BAAQMD regulations. Implementation of Alternative 3 would not result in an increase to the enrollment capacity at any of the campuses. As with the proposed program, Alternative 3 program implementation would not be directly associated with population growth in Kentfield, Novato, Bolinas, or the surrounding vicinity, and a permanent increase in the number of vehicle trips would not occur at the Kentfield and Indian Valley campuses. As with the proposed program, under Alternative 3 vehicle trips to the Bolinas Site would increase; with implementation of Mitigation Measure TRA-2 the increase would be limited.

Alternative 3 would not result in an increase to the enrollment capacity at any of the campuses. Alternative 3 would also not be directly associated with population growth in Kentfield, Novato, Bolinas, or the surrounding vicinity. Therefore, implementation of Alternative 3 would not conflict with or obstruct with implementation of the BAAQMD 2017 Plan and impacts would be less than significant, similar to the proposed program and project.

d. Biological Resources

The Kentfield Campus is entirely developed; the Indian Valley Campus has a mix of developed and natural habitat areas; and the Bolinas Site is next to and extends over the Bolinas Bay. Under Alternative 3 less ground disturbance would occur on the Kentfield Campus than under the proposed program as there would be no new construction. On the Indian Valley Campus and the Bolinas site, new construction would occur. Program implementation under Alternative 3 would have the potential to disturb nesting birds and roosting bats. All projects would be required to implement Mitigation Measures BIO-1 through BIO-4 would be necessary to reduce impacts to less than significant for candidate, sensitive, or special-status species identified in federal, State, regional, and local plans, policies, and regulations.

As for projects at the Kentfield campus, Alternative 3 would be limited to repair, retrofitting, and maintenance, and as no riparian, sensitive, or special-status habitat exists on the Kentfield campus, there would be no impact at that site. The Indian Valley Campus does include Ignacio Creek and other drainages and potential wetlands, but they do not contain water year-round and true riparian habitat is absent. Because planned projects would occur in already developed areas outside these habitats, impacts would be less than significant for Alternative 3. The Bolinas Site does not support riparian habitat or any other sensitive natural communities, and as for the proposed program, there would be no impact at this site for Alternative 3.

As no new construction would occur on the Kentfield campus, no impact would occur to the tidal marsh habitat and tidally influenced Corte Madera Creek. On the Indian Valley Campus as for the proposed program, planned projects have the potential to affect jurisdictional, intermittent streams, drainages, and wetlands. Projects would be subject to Mitigation Measure BIO-4 to bring them to a less than significant level. At the Bolinas site, as for the proposed program, projects would require demolition and construction activity over the lagoon could release debris or material inadvertently. Projects at this site would be subject to Mitigation Measure BIO-7, to bring the

impacts to less than significant with mitigation under Alternative 3, as with the proposed program and project.

As there would be no new construction on the Kentfield Campus under Alternative 3, new structures would not be introduced that would interfere with wildlife movement or impede the use of native wildlife nursery sites and there would be no impact at this site under Alternative 3. As with the proposed program, projects implemented at the Indian Valley Campus and the Bolinas Site under Alternative 3 planned new construction and improvements would occur on the footprints of existing development and would not introduce structures that would interfere substantially with wildlife movement. Program impacts to wildlife movement on both campuses under Alternative 3 would be less than significant, similar to the proposed program and project.

As with the proposed program, no District tree protection and replacement ordinance or policy is in place and there would be no impact for Alternative 3. Finally, none of the campuses are in an applicable habitat or natural community conservation plans and thus the repair and maintenance work under Alternative 3 would have no impact, similar to the proposed program and project.

e. Cultural Resources

Alternative 3 would include only repairs, retrofits, and maintenance at the Kentfield campus. This would eliminate the potential impacts to the LRC as an historic resource. Other structures on the Indian Valley Campus and the Bolinas Site could be determined to have historical significance, and if implementation of projects under Alternative 3 involves demolition or significant alteration of any structures older than 45 years, those projects would be subject to Mitigation Measure CUL-1. Nevertheless, impacts to historical resources could be potentially significant and unavoidable, similar to the proposed program and project.

On the Kentfield campus, some ground-disturbing activities could occur under Alternative 3, although they would be very limited and mainly be part of new landscaping and irrigation system installation. On the other campuses, new construction projects would involve more extensive ground-disturbing activities. All projects would be subject to mitigation measures CUL-2 through CUL-8, which would reduce impacts to less than significant, similar to the proposed program and project.

f. Energy

Alternative 3 would only implement the capital repair, improvement, and retrofit projects at the Kentfield campus. At the Indian Valley Campus and the Bolinas site, Alternative 3 would be the same as the proposed program. Retrofit, repair, and improvement activities on all campuses would not require heavy construction machinery or hauling trips from the campuses to off-site facilities. New construction on the Indian Valley Campus and Bolinas Site would require these uses, but it is expected that contractors would avoid inefficient fuel consumption or excessive vehicle trips and, as with the proposed program, energy consumption during construction of Alternative 3 would not involve inefficient, wasteful, or unnecessary use of energy during construction. Impacts related to construction energy consumption would be less than significant, similar to the proposed program and project.

During operation of the facilities, energy needs would be the same as for the proposed program. Equipment modernization (e.g., HVAC systems and lighting) would reduce energy consumption over the existing conditions. Therefore, operation of retrofitted and repaired facilities would reduce energy consumption. As the new LRC would not be built and major retrofitting is not proposed

under Alternative 3, the facility may operate under less efficient levels than those that would occur with implementation of the proposed program as outdated equipment and facilities (windows, lighting) continue to deteriorate and function at less than optimal levels. Thus, impacts related to operational energy consumption under Alternative 3 could be potentially significant, similar to the proposed program and project.

As with the proposed program, it is assumed that new construction would be consistent with the District's *Sustainable Design Plan* and the impact would be less than significant, like the proposed program and project.

g. Geology and Soils

As with the proposed program, the Kentfield and Indian Valley campuses are not located in an Alquist-Priolo earthquake fault zone nor situated on active faults. The nearest active fault – the northern segment of the San Andreas fault – is approximately 9 miles west of the Kentfield Campus and 12.6 miles west of the Indian Valley Campus; neither is subject to the direct effects of surface rupture, ground shaking, ground failure (liquefaction), or landslide from seismic activity. Under Alternative 3, these are not subject to the risks associated with, but new construction proposed for the Indian Valley Campus would be subject to Mitigation Measure GEO-1. The new construction at the Bolinas Site would be subject to Mitigation Measure GEO-2.

No new construction would occur on the Kentfield campus. Retrofits and repairs on this campus under Alternative 3 could include modifications that could bring structures into compliance with the CBC and the College Standard Construction Policy, but risks associated with structural instability would increase during strong seismic ground shaking and liquefaction on the Kentfield campus. As there is potential for seismic retrofits of existing buildings to be inadequate to bring them into compliance with the construction standards described above, there could be potentially significant impact with implementation of Alternative 3.

The Indian Valley Campus and the Bolinas Site new construction projects under Alternative 3 would require implementation of Mitigation Measure GEO-1 and Mitigation Measure GEO-2. With these measures in place, impacts would be less than significant.

The Kentfield Campus is in relatively flat terrain and is not subject to landslides. The Indian Valley Campus lies, in part, in areas with low to moderate landslide potential (County of Marin 2019). The entire Bolinas Site is in an area with high potential for landslide. Any new construction on these sites would be subject to Mitigation Measure GEO-1 to determine risks for specific project implementation. Impacts under Alternative 3 would be less than significant with mitigation for new construction at the Indian Valley Campus and the Bolinas site. As with the proposed program, Mitigation Measure GEO-3 would be required to control erosion and install the appropriate BMPs at each construction site. With incorporation of this mitigation, impacts would be less than significant, similar to the proposed program and project.

No septic tanks or alternative wastewater disposal systems are proposed under Alternative 2 (or under any alternatives), and there would be no impact, similar to the proposed program and project.

Because there would be no significant ground-disturbing activities, the potential for impacts to paleontological resources is low. Nevertheless, Mitigation Measure GEO-4 is recommended in the case of unanticipated fossil discoveries during any project ground-disturbing activities. With implementation of this measure, impacts would be less than significant with mitigation for Alternative 3, similar to the proposed program and project.

h. Greenhouse Gas Emissions

Projects implemented under Alternative 3 would generate fewer construction-related GHG emissions than the proposed program as new construction would occur only at the Indian Valley Campus and the Bolinas site. Long-term, operational emissions at the Kentfield and Indian Valley campuses would likely improve with replacement of older equipment with more efficient, new equipment (e.g., HVAC, lighting) and new construction at the Indian Valley Campus would be subject to current State construction standards designed to reduce GHG emissions. To ensure the least possible effect to GHG emissions, new construction projects at Indian Valley Campus and the Bolinas Site would be required to implement Mitigation Measure GHG-1. Furthermore, although the vacant buildings at the Bolinas Site produce no GHG emissions now as they are unused, under Alternative 3, the new buildings would be constructed in a way that results in the lowest possible emissions. Therefore, emissions associated with Alternative 3 would be less than significant, similar to the proposed program and project.

As with the proposed program, projects under Alternative 3 would not conflict with applicable plans, policies, or regulations intended to reduce GHG emissions and would be consistent with the objectives of the Regional Transportation Plan/SCS, AB 32, and SB 32. Therefore, the program under Alternative 3 would not conflict with any applicable plan, policy, or regulation related to GHG emissions. Impacts related to GHG emissions would be less than significant, similar to the proposed program and project.

i. Hazards and Hazardous Materials

Alternative 3 would involve retrofitting and repairing existing facilities on the Kentfield campus, but no new construction. Retrofitting, repairing, and demolition and new construction would occur on the Indian Valley campus; the Bolinas Site facilities would be demolished and replaced with new construction. As with the proposed program, hazardous materials would be used during these activities and improper use of these materials could represent a potential threat to the public and the environment. Construction and renovation contractors would be responsible to properly manage any hazardous substances used or encountered in the course of project implementation. Transport of hazardous materials (e.g., paint, solvents, cleaning supplies) would be subject to federal, state, and local, regulations, and campus guidelines, which would assure that risks associated with the transport of hazardous materials are minimized. Proper use and disposal of hazardous materials during project implementation would not pose a significant risk to the public and the environment. As with the proposed program, prior to Alternative 3 renovation activities, a lead-based paint and asbestos survey would be completed to mitigate effects from existing hazardous materials on any of the project sites. Therefore, project repairs and retrofits would not have significant impacts associated with hazardous materials, similar to the proposed program and project.

Like the proposed program, operation of the campuses under Alternative 3 could involve the use of hazardous materials, including chemical reagents, solvents, fuels, paints, and cleansers for building, grounds, and vehicle maintenance. Many of those uses would be considered household hazardous wastes, common wastes, or universal wastes by the California Environmental Protection Agency, which regards these types of wastes to be common to businesses and households and to pose a low risk to people and the environment when they are properly stored, transported, used, and disposed. Adherence to federal, state, and local laws for the proper use, disposal, and transport of operational hazardous materials would reduce impacts associated with hazardous materials under Alternative 3 to a less than significant level, similar to the proposed program and project.

As with the proposed program, retrofits and repairs on the Kentfield Campus and retrofits and new construction Indian Valley Campus and Bolinas Site would not produce hazardous emissions or require the handling of hazardous materials or wastes. Although the Kentfield Campus is close to the Anne E. Kent Middle School and its annex, and the Indian Valley Campus is close to the San Jose Middle School, implementation of Alternative 3 would not emit hazardous emissions or involve the handling of acutely hazardous materials near these schools. The Bolinas Site is known to have asbestos-containing materials, lead-based paint, and mold on site; under Alternative 3, hygienic engineers with the proper certification would handle removal and transport of these substances in a safe manner, in compliance with federal and state regulations. The Stinson Beach Montessori School is approximately one mile away, but this is too distant for it to be acutely affected by the removal of hazardous materials from the Bolinas site. There would be a less than significant impact to schools 0.25 mile from all locations, the same as for the proposed program and project.

j. Hydrology and Water Quality

Under Alternative 3, new construction would occur at the Indian Valley Campus and the Bolinas site. These projects would be subject to the same mitigation measures as those that would occur under the proposed program (GEO-1, Geotechnical Investigation and GEO-3, Erosion Control Plan). There would be little potential on the Kentfield Campus for water quality effects through erosion and subsequent sedimentation of streams as there would be no new construction. As under the proposed program, the amount of impermeable surface would not be increased, and runoff would not alter the course of a stream or river at any of the sites. There would be less than significant impact with mitigation incorporated for Alternative 3.

As with the proposed program, under Alternative 3 repairs, renovations on all campuses and new construction on the Indian Valley and Bolinas sites would not violate sustainable groundwater management plans that apply to the campuses, as there are none. There would be no direct groundwater extraction, nor would implementation of Alternative 3 interfere with groundwater recharge as impermeable surfaces would be the same as under existing conditions. The impact would be less than significant, similar to the proposed program and project.

None of the repair, renovation, and new construction projects proposed under Alternative 3 would alter the course of a stream or river. The stormwater drainage would remain the same as under existing conditions. Erosion would not increase, and the rate or amount of surface runoff would not change as new construction would be subject to Mitigation Measure GEO-3, Erosion Control Plan. There would be no impact, similar to the proposed program and project.

New construction under Alternative 3 would occur on the Indian Valley Campus and Bolinas site, but at neither site would project implementation involve alteration to the course of a stream or river, or the addition of new impervious surface areas that would impede or redirect flood flows. There would be less than significant impact, similar to the proposed program and project. The conditions under Alternative 3 are the same as those for the proposed program, but as there would be no new construction on the Kentfield campus, there would be no increase in the potential for the project to release pollutants due to project inundation at that site. The new construction at the Indian Valley Campus is more than five miles west of San Pablo Bay and over 13 miles east of the Pacific Ocean. New construction is not at risk for tsunami inundation or seiche hazard. The Bolinas Site is situated on the Bolinas Bay and is at greater risk for floor or inundation. With the removal of the hazardous materials involved with the existing structures, risk for release of pollutants is removed. The impact under Alternative 3 would be less than significant. Overall, the impacts would be the same as those for the proposed program and project.

k. Land Use and Planning

Like the proposed program, Alternative 3 would not physically divide an established community or significantly conflict with a land use plan, policy, or regulation. Impacts would remain less than significant, similar to the proposed program and project.

l. Mineral Resources

Like the proposed program and project, Alternative 3 would not require the use of substantial mineral resources during construction or operation and would not involve construction in a mineral resource site. Therefore, as with the proposed program and project there would be no impact.

m. Noise

Alternative 3 would involve renovations and repairs to existing buildings on the Kentfield Campus but no new construction. The Indian Valley Campus and the Bolinas Site would undergo renovations, repairs, and some new construction. Landscaping and irrigation systems upgrades, and the installation of turf at athletic fields on the Kentfield and Indian Valley campuses would be the same as for the proposed program. Renovation projects at the Kentfield and Indian Valley campuses would require the use of some medium-grade equipment (e.g., trenchers and small skip loaders) that would generate noise that while likely not in excess of standards established by local jurisdictions, as described in the program Initial Study (COM 2020); new construction at the Indian Valley Campus and Bolinas Site would require the use of heavy equipment. The use of any of this equipment may generate noise that would affect sensitive receptors, including on the campuses and at nearby middle schools. Impacts could be avoided or lessened through scheduling. Individual projects would be subject to Mitigation Measure N-1 that would require mitigation in accordance with local regulations and CEQA. With implementation of this measure and scheduling, the impact would be less than significant. Operational noise from either of the campuses (Kentfield, Indian Valley) would be the same as that under existing conditions. The facilities at the Bolinas Site would result in new operational noise as they are currently unused. Compliance with local noise regulations would result in less than significant impact under Alternative 3, similar to the proposed program and project.

Limited construction on the Kentfield Campus would not produce ground borne vibration or noise and there would be no impact. On the Indian Valley Campus and at the Bolinas Site construction projects would result in temporary ground borne vibration, but the use of vibration-intensive machinery is not anticipated, and impacts would be less than significant. As the site of projects occurring under Alternative 2 is the same as the proposed program, there would be impact as the site is not near an airport land use or within 2 miles of a public use airport. Overall, the impacts would be the same as for the proposed program and project.

n. Population and Housing

As with the proposed program, Alternative 3 would not induce population growth in the area nor increase student enrollment for the College of Marin, on any of the campuses. The project would serve the community and not impact housing availability or demand. It would not include or require new roads or other infrastructure that could facilitate growth. No housing units or resident populations exist on any of the campuses. Thus Alternative 3 would have no impact relative to population and housing, similar to the proposed program and project.

o. Public Services

As with the proposed program, Alternative 3 would not require any of the fire protection districts to increase facilities to serve the Kentfield and Indian Valley campuses or Bolinas Site, as the facilities would remain roughly the same as they are under current conditions, with the same number of structures and the same user population. There would be a less than significant impact to fire protection services.

The Marin Community College Police Department would continue to coordinate with local police and sheriff departments to provide police protection and as Alternative 3 would not increase student population, need for these services would not increase under this alternative. There would be a less than significant impact.

Alternative 3 would not generate any need for increases in public (K-12) schools in any of the school districts situated near the two campuses or the Bolinas site. There would be no impact. Because Alternative 3 would not increase population, the need for increased parks and other public facilities would not occur. There would be no impact. Overall, impacts would be similar to those under the proposed program and project.

p. Recreation

Like the proposed program, Alternative 3 would not result in increased population that would generate a greater demand for regional parks or other recreational facilities than those that exist. There would be no impact, similar to the proposed program and project.

q. Transportation

Under Alternative 3, new construction on the Indian Valley Campus and Bolinas Site would involve temporary, construction-related traffic near both sites, like that described for the proposed program. This would be temporary and limited but to reduce traffic-related impacts, implementation of Mitigation Measure TRA-1 would be required. Any retrofit projects on all campuses would also require this mitigation. Alternative 3 would not result in an increase in operational vehicular traffic as its implementation would not increase enrollment. Since the Bolinas Site is not used under current conditions, any travel to the site would increase congestion on Wharf Road and other nearby roadways. Mitigation Measure TRA-2 would be required to reduce the number of vehicle trips. With mitigation incorporated, impacts would be less than significant.

As for the proposed program, no new roadways are proposed and emergency access on all sites would remain the same. Retrofits and repairs on the Kentfield Campus would not interfere with emergency access. New construction on the Indian Valley Campus and the Bolinas Site would occur on developed parcels and no hazardous design features are proposed. There would be no impact. Overall, impacts would be similar to those under the proposed program and project.

r. Tribal Cultural Resources

As for the proposed program, ground-disturbing activities during landscape improvements under Alternative 3 could result in impacts on previously unidentified tribal cultural resources and mitigation measures TCR-1, TCR-2, TCR-3, TCR-4, and TCR-5 would be required in the case of any ground-disturbing activities where tribal cultural resources are known to occur. The impact would be less than significant with mitigation incorporated. Overall, impacts would be similar to those under the proposed program and project.

s. Utilities and Service Systems

Under Alternative 3, the repairs, renovations, and retrofitting at the Kentfield Campus would not create the demand for new or expanded utilities facilities. New construction at the Indian Valley Campus and Bolinas Site would only involve construction in disturbed areas and no adverse impacts related to water supply or stormwater drainage would occur. Furthermore, as new construction would comply with the District's Sustainability Design Standard, new facilities would reduce potable water consumption by 30 percent below CALGreen baselines (College of Marin 2019). Therefore, wastewater generated under Alternative 3 would not exceed the treatment requirements of the RWQCB, result in the construction of new water or wastewater treatment facilities or the expansion of existing facilities, or exceed the capacity of any existing wastewater treatment provider. Impacts would be less than significant Alternative 3.

As for the proposed program, storm water drainage would not be altered substantially by Alternative 3 projects and all projects would comply with applicable storm water quality policies and regulations. Ground disturbance would not increase impervious surfaces substantially and all new construction would be engineered to address storm water drainage and flooding standards by conveying storm water runoff into existing storm sewer systems. Therefore, Alternative 3 would not require the addition or expansion of storm water drainage facilities. Impacts would be less than significant.

As the enrollment would remain the same under Alternative 3, there would be no increase in solid waste and the District would continue to comply with federal and State regulations concerning solid waste. There would be no impact. Overall, impacts would be similar to those under the proposed program and project.

t. Wildfire

Both the Kentfield and Indian Valley campuses are located outside the Very High Fire Hazard Severity Zone in Marin County, and neither is in a State Responsibility Area. The local fire protection districts that provide emergency response and public safety for the campuses. Emergency access is available by means of existing driveways and as none of these would be altered, implementation of Alternative 3 would not interfere with emergency access plans or evacuation routes. The impact would be less than significant for these campuses.

The Bolinas Site would be redeveloped under Alternative 3 and improvements and construction would occur within the site's existing boundary. The campus would maintain and improve the emergency access and implementation under Alternative 3 would not interfere with emergency response and evacuation routes. Impacts would be less than significant.

Under Alternative 3, the conditions of the built environment at the Kentfield Campus would remain as they are, with no new construction. The site would continue to be outside a VHFHSZ, and there would be no increased risk of exposing occupants to pollutants from wildfire. Projects at this site would not be subject to increased risk of landslide or flooding due to wildfire. The Indian Valley Campus is in an urbanized area, although it is mapped by the County as having high to very high fire risk because of surrounding, undeveloped lands. Nevertheless, the new construction and other projects under Alternative 3 at that site would not increase the existing risk of exposure to pollutant concentrations from wildfire and there is no risk of increased exposure to downslope flooding or landslide that results from the effects of wildfire. New construction at the Bolinas Site would not increase wildfire-related risks to pollutants and, although the site is subject to 100-year flooding,

there is no risk that the project would increase wildfire-related, downslope flooding, landslide, or other effects. There would be a less than significant impact for Alternative 3.

None of the sites are in a Very High Fire Hazard Safety Zone and implementation of Alternative 3 would not require installation of infrastructure that would exacerbate fire risk. Because new projects would be served adequately by existing facilities, and all activities would occur in previously disturbed areas, impacts would be less than significant. Overall, impacts would be similar to those under the proposed program and project.

Program/Project Objectives Statement

Implementation of Alternative 3 would meet most of the project objectives, including improving some of the existing buildings so the educational spaces on the campus contribute to high-quality educational outcomes (Objective 1) and some buildings would be updated to more state-of-the-art standards (Objective 3). However, these objectives would fully not be met as the LRC would not be reconstructed. With some buildings (particularly the LRC) not being revitalized in a way that improves the educational experience, the goal of facilitating a thriving student body would not be met fully (Objective 3) and a vibrant on-campus environment would not be entirely achieved, such that students, staff, and communities in which the campuses are situated would not benefit fully from collaboration and state-of-the-art educational opportunities (Objective 4).

6.5 Environmentally Superior Alternative

CEQA requires the identification of the environmentally superior alternative among the options studied. The environmentally superior alternative must be an alternative to the proposed project that reduces some of the environmental impacts of the proposed project, regardless of the financial costs associated with this alternative. Identification of the environmentally superior alternative is an informational procedure and the alternative identified as the environmentally superior alternative may not be that which best meets the goals or needs of the proposed project.

Based on the analysis above, the No Project Alternative would be the environmentally superior alternative as it would either avoid or lessen the severity of all significant impacts of the proposed project. When the “no project” alternative is determined to be environmentally superior, State CEQA Guidelines also requires identification of the environmentally superior alternative among the development options. Of the other alternatives evaluated in this EIR, Alternative 2, Renovation Only, No New Construction, is determined to be the environmentally superior alternative. Table 6-2 summarizes and compares the impact classification across each alternative considered.

Table 6-2 Impact Comparison of Alternatives to the Program and the LRC Project

Issue	Proposed Project Impact Classification[1]	Alternative 1: No Project	Alternative 2: Repair and Repurpose only	Alternative 3: Repairs and Some New Construction
Aesthetics	Less than significant	+	=	=
Agriculture and Forestry	No impact	=	=	=
Air Quality	Less than significant	+	+	=
Biological Resources	Less than significant with mitigation incorporated	+	=	=
Cultural Resources	Significant but mitigable	+	=	=
Energy	Less than significant	+	+	=
Geology and Soils	Less than significant with mitigation incorporated	+	+	=
Greenhouse Gas Emissions	Less than significant	+	+	=
Hazards and Hazardous Materials	Less than significant	+	=	=
Hydrology and Water Quality	Less than significant with mitigation incorporated	+	=	=
Land Use Planning	Less than significant	+	=	=
Mineral Resources	No impact	=	=	=
Noise	Less than significant	+	+	[=
Population and Housing	No impact	=	=	=
Public Services and Utilities	Less than significant	+	=	=
Recreation	No impact	=	=	=
Transportation	Less than significant with mitigation incorporated	+	=	=
Tribal Cultural Resources	Less than significant with mitigation incorporated	+	+	=

Issue	Proposed Project Impact Classification[1]	Alternative 1: No Project	Alternative 2: Repair and Repurpose only	Alternative 3: Repairs and Some New Construction
Utilities and Service Systems	Less than significant	+	=	=
Wildfire	Less than significant	+	=	=

[1] Although the proposed project may have various impacts on a resource of differing levels of significance, the most severe level of impact significance to each resource has been listed in this table.

+ Superior to the proposed project (reduced level of impact)

- Inferior to the proposed project (increased level of impact)

= Similar or same level of impact to the proposed project

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