Summary of Final EIRs for Kentfield and Indian Valley Campuses

October 9, 2007
considered in the analysis of the project. Further, there is no mention of how the site will be used once the project construction is completed. The City of Larkspur is very concerned about the use and development of the Larkspur Annex property as it is next to a residential, adjacent to healthy wetlands, and highly visible from Magnolia Avenue.

In March of 2006, representatives of the project met with City staff to discuss the project and informed the City, at that time, that the Larkspur Annex was to be used for construction staging. The lot was not completely paved or fenced at that time. Section 15378 of the CEQA Guidelines defines a "Project" as "...the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." This definition clearly includes any construction staging areas. However, the paving and fencing of the site was done prior to the completion of the environmental review, which is clearly in violation of the California Environmental Quality Act. At a minimum, a supplement to the Draft EIR needs to be prepared that analyzes the development and use of the Larkspur Annex both as a construction staging area and relative to its future uses, and circulated for public review.

Specific comments regarding the Draft EIR are provided below:

1. Page 2-4, Areas of Potential Controversy, refers to the comments on the Notice of Preparation from the City of Larkspur, however, the City's concerns are not addressed in the Draft EIR. Also, Appendix A only lists concerns from the public scoping meeting and does not include any reference to the City's letter and the concerns that the City raised.

2. Page 3-23, Site Grading and Construction Staging, refers to materials storage at the Larkspur Annex location but does not describe or explain what materials are to be stored nor is this described elsewhere in the document. The types of concerns relating to materials storage include whether the materials will be hazardous, dust generating, require large contractor trucks, or create an eyesore.

3. Page 4.1-15, Conflict with Applicable Plans or Regulations (topic also included in Appendix B), states, "The project would not conflict with Larkspur General Plan policies," and that "...the project is anticipated to be consistent with Marin County and City of Larkspur zoning regulations. The lands uses proposed by the project are allowed by the zoning of the site (Public Facility and Planned Commercial for the unincorporated portions of the campus, Educational/Environmental Resource for the portion of the campus located in the City of Larkspur)." However, nowhere is there a discussion of how a paved construction-staging yard located in the vicinity of wetlands for six years is consistent with the land use designation of the site, or what the anticipated long term use of the site will be and whether it also is consistent with the local General Plan and Zoning.

4. Chapter 4.4, Hydrology and Water Quality. The Larkspur Annex is not mentioned in the analysis or shown on any of the figures within the Chapter including Figure 4.4-4, Site
Letter A1
City of Larkspur

A1-1 The description found on page 3-4 of the Draft EIR (DEIR) is brief because it is part of the description of the overall site characteristics. As described on page 3-23, no major development is proposed to occur at the Larkspur Annex at this time or as part of the Bond Spending Implementation Plan. The paving of the site was done as preparation for use of the site to store temporary construction trailers. In the Categorical Exemption that was filed in 2006, the site paving was addressed because it was part of the overall demolition of the non-code-compliant buildings existing at the site. If the site had remained unpaved, problems related to dust creation, runoff and other problems could have arisen.

The improvements undertaken at the Larkspur Annex were not part of the Bond Spending Implementation Plan because the plant does not propose long-term improvements at this site. The site's use for construction trailers would be temporary. Thus, the District has not avoided addressing the 'whole' of the action (refer to Response to Comment A1-3 below). The paving, demolition of old buildings, and site improvements such as lighting and utilities were found to be categorically exempt under Section 15301 (l) (3 and 4) and 15304 (e and f) as shown in the Notice of Exemption filed in 2006.

A1-2 The comment mentions storm water runoff/drainage, lighting, noise, traffic and visual issues related to use of the Larkspur Annex. The Larkspur Annex is not included in many of the EIR graphics because no new development is proposed at this site. Runoff from the existing parking area has been accommodated by the existing biofiltration areas at the north end of the parking area. Lighting has already been installed and was addressed as part of the Categorical Exemption. Noise generated at the Larkspur Annex would not be significant because no major construction activities would occur at this site. No heavy equipment would operate at the site. The use of construction trailers by workers and the parking of construction vehicles would not result in significant noise impacts. The site would provide parking for no more than approximately 25 vehicles, with access from the Magnolia Avenue driveway. Traffic impacts related to on-site parking and use of this driveway would not be significant. In terms of visual impacts, the removal of the older structures was intended to improve the overall visual quality of the site. While the site is now more visible due to the removal of vegetation, new fencing has been installed and dilapidated structures have been removed.
Sample of DEIR Text Change

New DEIR text shown with underlining

A9-1 The following text change is made to Mitigation Measure HYDROLOGY-4 on page 4.4-21 (and page 2-14) of the DEIR:

“Mitigation Measure HYDROLOGY-4: The District shall ensure that all lowest floor elevations for new buildings shall be at least 1 foot above the defined Federal Emergency Management Agency (FEMA) 100 year flood elevation-base flood elevation at time of construction, as defined by the U.S. Army Corps of Engineers “Report on the Floods of 4-6 January 1982 in the San Francisco Bay Areas,” and that the new West Bridge complies with plans for Corte Madera Creek in terms of the height of the channel walls. (LTS)

A9-2 The commentor has requested an opportunity to review and comment on a draft of the proposed bicycle circulation plan. The comment has been noted for the record. The DEIR contains a map showing recommended bicycle facilities (Figure 4.8-7).
Mitigation Monitoring and Reporting Program Sample

<table>
<thead>
<tr>
<th>Mitigation Measure</th>
<th>Party Responsible for Ensuring Implementation</th>
<th>Party Responsible for Monitoring</th>
<th>Monitoring Timing</th>
<th>Compliance Verification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grasped/vegetated swales treat concentrated flow and must be sized wide enough to maintain low-flow velocities and maximize surface area. A minimum of 1,200 square feet of swale per impermeable acre is recommended. Entrances to swales shall be equipped with flow spreaders to dissipate energy and avoid erosion and have a maximum longitudinal slope of 5 percent.</td>
<td>DCM and District personnel</td>
<td>DCM and District personnel</td>
<td>Long-term maintenance to be part of College's ongoing maintenance program.</td>
<td></td>
</tr>
<tr>
<td>HYDROLOGY-2b: The District shall include the following in the regular maintenance operations for bioswale areas: (1) regular mowing to promote growth and increase density and pollutant uptake (vegetative height should be no more than 3 inches; cuttings must be promptly removed and properly disposed of); (2) removal of sediments during summer months when they build up to 6 inches at any spot, cover bioswale vegetation, or otherwise interfere with bioswale operation; and (3) reseeding of bioswale as necessary, whenever maintenance or natural processes create bare spots.</td>
<td>DCM and District personnel</td>
<td>DCM and District personnel</td>
<td>Long-term maintenance to be part of College's ongoing maintenance program.</td>
<td></td>
</tr>
<tr>
<td>HYDROLOGY-3: The District shall ensure that all stormwater drainage shall be released in such a manner as to prevent erosion within Corte Madera Creek. All storm drain outfalls to the creek shall be equipped with energy dissipators to avoid erosion of the creek channel in areas where the creek is in a natural channel (i.e., not the concrete culvert). The energy dissipators shall be used in conjunction with any erosion-protection materials that are to be used along the creek bank.</td>
<td>DCM</td>
<td>DCM</td>
<td>At time of construction.</td>
<td></td>
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</tbody>
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