INITIAL STUDY FOR
MEASURE C BOND SPENDING IMPLEMENTATION PLAN FOR
COLLEGE OF MARIN (2007-2013)
INDIAN VALLEY CAMPUS

Prepared By
Marin Community College District

MARCH 2007
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INTRODUCTION

1. **Project Title:** Bond Spending Implementation Plan for College of Marin (2007-2013) Indian Valley Campus

2. **Lead Agency Name and Address:**
   Marin Community College District  
c/o Swinerton Management and Consulting  
P.O. Box 144003  
835 College Avenue, Building MS-3  
Kentfield, CA 94904

3. **Contact Person and Phone Number:** V-Anne Cherneck (415/485-9343)

4. **Project Location:** Indian Valley campus of College of Marin; 1800 Ignacio Blvd., Novato, California (see Figure 1)

5. **Project Sponsor's Name and Address:**
   Marin Community College District  
c/o Swinerton Management and Consulting, Inc.  
P.O. Box 144003  
835 College Avenue, Building MS-3  
Kentfield, CA 94904

6. **General Plan Designation:** Community Facility (City of Novato)

7. **Zoning:** Community Facility (City of Novato)

8. **Description of Project:**

INTRODUCTION

The Marin Community College District will serve as the lead agency for the California Environmental Quality Act (CEQA) document for the proposed Bond Spending Implementation Plan (hereinafter also referred to as the Implementation Plan). The Implementation Plan is the outcome and the guiding document for the Measure C Bond Program that was passed by the Marin County voters in 2004. This Bond Program provided $249.5 million to be used for modernization and new construction at the District’s campuses. The three campuses include the Kentfield campus, the Indian Valley campus, and the Bolinas Marine Biology Laboratory facility.

At this time, there are no planned changes for the Bolinas campus. Thus, the focus of the Implementation Plan is on renovations at the Kentfield and Indian Valley campuses. Two separate Environmental Impact Reports (EIRs) are being prepared, one for each campus, to address the significant differences at each campus such as biological resources, land use, cultural resources and traffic.
REGIONAL AND PROJECT LOCATION FOR INDIAN VALLEY CAMPUS

LEGEND
- - - - - - Campus property boundary
--- --- --- Existing buildings
--- --- --- PG&E easement
--- --- --- Creek

SOURCE: CSW 2005

Figure 1

REGIONAL LOCATION

0 300 Feet

Campus property boundary
Existing buildings
PG&E easement
Creek
The Marin Community College District will be the Lead Agency for both EIRs and the Board of Trustees will be responsible for certifying each EIR to ensure that the documents meet all the requirements of the California Environmental Quality Act. After the certification of the EIRs, the Implementation Plan can be approved. This EIR addresses the Implementation Plan for the Indian Valley campus.

**PROJECT CHARACTERISTICS**

The Implementation Plan at the Indian Valley campus would be constructed over a 6-year time frame. At completion, the campus is expected to have an enrollment of about 1,180 students which is about a 20 percent increase over the 2006-2007 enrollment of 987 students. This represents about a three percent increase per year over the next six years. Table 1 presents the student enrollment, staffing and current (gsf) occupancy and maximum projections to 2013. Figure 2 illustrates the Bond Spending Implementation Plan. The EIR will look at a potential range in increased gross square footage (gsf) of 25,000+ to 36,000 gsf.

### Table 1  Project Summary

<table>
<thead>
<tr>
<th>Enrollment (Headcount)</th>
<th>Total at Completion of Bond Spending Implementation Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Students</td>
<td>987</td>
</tr>
<tr>
<td>Faculty &amp; Staff</td>
<td>120</td>
</tr>
<tr>
<td>Gross Square Feet (approximate)</td>
<td>176,820</td>
</tr>
</tbody>
</table>

**Planned Facilities and Activities**

Site development would occur on approximately 3 acres of the total 333 acres of the Indian Valley campus. Specific projects are described in more detail below in Table 2. A site plan of the proposed campus at buildout is shown in Figure 2.

**Modernization and Construction of New Buildings**

Two buildings and the three existing Power Plant structures on the Indian Valley campus would be modernized. No buildings are proposed for demolition at this time. Detailed assessments were done by a team of engineers, architects, and specialists in hazards, ventilation, and other disciplines during 2006 (Marin Community College District, 2006). These recent assessments augmented the work done by 3D/I in 2003 (3D/I, 2003). Full copies of these assessments can be viewed at the offices of Swinerton Management and Consulting, Inc. located on the Kentfield campus, Building MS-3.

New buildings and structures are proposed to include the following (see Figure 2):

- New Main Building Complex to be located on the north side of Ignacio Creek in Parking Lot 2 and to house classrooms, general labs, student services, learning labs, and library space. An outdoor “green space” at the south side of the building near the Creek is proposed as a student gathering and picnic area.

Modernized buildings would include Pomo 1 and 2. Potential modernization may occur for Pomo 4 and Power Plants 1, 2 and 3 which would include roof replacement and/or repair of the heating distribution feeds (campus boilers).
Figure 2

INDIAN VALLEY CAMPUS BOND SPENDING IMPLEMENTATION PLAN

SOURCE: RHAA 2007

LEGEND
- New/modernized buildings
- Buildings not in bond scope
- Existing landscape
- Existing trees
- Project boundary
- Property line
- Creek
- Parking
## Table 2: Phased New/Modernized Projects at Indian Valley Campus

<table>
<thead>
<tr>
<th>Order of Project</th>
<th>Use</th>
<th>Existing Gross SF</th>
<th>Proposed New Gross SF</th>
<th>Gross Square Footage to be Demolished</th>
<th>Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Shade Structure, and Greenhouse</td>
<td>NA</td>
<td>1,000</td>
<td>NA</td>
<td>These structures are intended to support the plants currently housed on the Kentfield campus in support of the Environmental Landscape program.</td>
</tr>
<tr>
<td>1B</td>
<td>New Bridge</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>A new bridge would be constructed near Parking Lot 3 an the New Main Building Complex to provide pedestrian access to the main campus.</td>
</tr>
<tr>
<td>2A</td>
<td>Modernized Transportation Technology Buildings</td>
<td>17,900</td>
<td>NA</td>
<td>0</td>
<td>The existing auto tech buildings at the eastern end of the campus will be modernized in the existing building footprints.</td>
</tr>
<tr>
<td>2B</td>
<td>Modernize Pomo 4</td>
<td>5,600</td>
<td>NA</td>
<td>NA</td>
<td>Minor modernization may occur for Pomo 4, the Machine Shop.</td>
</tr>
<tr>
<td>3A</td>
<td>Geothermal Field</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>A geothermal field would be developed in Parking Lots 1 and 3 near the proposed New Main Building Complex.</td>
</tr>
<tr>
<td>3B</td>
<td>New Main Building Complex</td>
<td>NA</td>
<td>35,000</td>
<td>NA</td>
<td>The New Main Building complex would house classrooms, labs and other primary facilities. This would be the first campus building to occur on the north side of Ignacio Creek. Landscaping would be provided around the building and a southern open space for socializing would be provided.</td>
</tr>
<tr>
<td>4A/B/C</td>
<td>Parking Lot Improvements and Bioswales</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>These improvements include landscaping, stormwater detention, and bioswales to improve water quality. Road improvements in terms of repaving and landscaping would occur.</td>
</tr>
<tr>
<td>5A</td>
<td>Creek Erosion Mitigation</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Some examples of mitigation measures include stabilization measures such as strategic installation of rip-rap in the creek to stop scour at all existing vehicular and pedestrian bridges, and strategic replacement of non-native plants with native plants along the creek banks, removal of old construction bridge structures in the creek which have caused increased erosion over time, and other miscellaneous hydrology improvements.</td>
</tr>
<tr>
<td>6A and 6B</td>
<td>Power Plants Modernization</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Power plants would be modernized to include new equipment including boilers.</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>23,500</td>
<td>36,000</td>
<td>0</td>
<td>Net new gsf is assumed to be 36,000 based on change from existing gsf of 176,820 to final gsf of 213,320. For the EIR, a range of new square footage of 25,000 to 36,000 gsf will be assessed. It will be a Program EIR that will address a general program that may have changes in overall square footage as projects are designed.</td>
</tr>
</tbody>
</table>

Note: NA = Not applicable. When buildings are modernized and no square footage changes are proposed, “NA” is shown. See Figure 2 for location of projects. The total existing gsf does not include buildings that are not proposed for modernization such as the Miwok Cluster, the Library, Administrative Services, Ohlone Cluster and most of Pomo Cluster.
Site Improvements: Landscaping, Pathways, Lighting, Parking, and Utilities

In addition, overall site improvements would occur such as new landscaping, new/repaired pathways, reconfiguration of Parking Lots 1, 2, and 3 and the existing entry parking area, and new utility lines (water, wastewater, gas, electricity, and telecommunications).

Landscaping, Parking Lots and Ignacio Creek Improvements. The main areas proposed for new landscape improvements include: Parking Lots 1, 2 and 3 and the existing parking entry area; the main campus entry; and along Ignacio Boulevard. Landscape plans are scheduled for concept development in the next months. The Design Guidelines for the Indian Valley campus address the goal of new plantings that are native, drought-tolerant and low maintenance. These same Guidelines address paving materials, irrigation, seatwalls and stairs, lighting, site furnishings and a number of other elements in the design of the new improvements (Marin Community College District, 2006b). The Implementation Plan also calls for an additional pedestrian bridge linking the west area of the New Main Building Complex and the rest of campus to the south.

The eastern portion of Parking Lot 1 is proposed to be converted to a landscape area with stormwater detention features and native plantings to provide a buffer for adjacent residential neighbors. Parking Lot 2 and 3 would have new tree plantings and stormwater improvements to enhance the landscape.

Creek mitigation measures would be implemented for Ignacio Creek that has undergone severe erosion to the point of threatening adjacent buildings and infrastructure. Some examples of mitigation measures include stabilization measures such as strategic installation of rip-rap in the creek to stop scour at all existing vehicular and pedestrian bridges, and strategic replacement of non-native plants with native plants along the creek banks, removal of old construction bridge structures in the creek which have caused increased erosion over time, and other miscellaneous hydrology improvements.

Outdoor lighting would be designed to maximize public safety and security while minimizing visual intrusion to adjacent residential areas. Outdoor light fixtures would include shrouds and other shielding as appropriate. Lighting along pedestrian corridors would be low-level lights. To the extent practicable, area lighting and security lighting would be controlled by the use of timed switches and/or motion detector activation to reduce energy consumption.

Pathways and Bridges. Pedestrian pathways would be upgraded to meet requirements for the Americans with Disabilities Act (ADA). One new pedestrian bridge would be provided. An existing pedestrian bridge would be removed. However, this existing bridge is not a ‘real bridge’ but a remnant of a temporary construction access that was never removed during the original campus construction 35 years ago. The removal could be viewed as a mitigation measure and is also proposed as a means to alleviate the creek erosion issues in this reach of the creek. The new bridge is in addition to the existing pedestrian bridges and is intended to link the new building more closely to the central campus near Parking Lot 3. This bridge would provide access for pedestrians only. The bridge is proposed to be the approximate width of Ignacio Creek with additional length necessary to be a clear span across the creek so that no new infrastructure or disturbance of the creek would be necessary. Campus entrances would be redesigned.

\[\text{1 The Guidelines can be viewed on the College website: http://www.marin.cc.ca.us/MeasureC/}\]
Utility Lines. New and renovated buildings would be served by electricity, chilled water, natural gas (as it exists for renovated buildings only), wastewater, telecommunications (phone, fiber optics, and other signal systems), storm drainage, and water. In general, new trenches would be constructed on the main campus in the area of Pomo 1 and 2 and the area serving the New Main Building Complex.

A new gas main was recently installed on the campus due to leaks and fire hazards associated with the old gas main. This project has been completed and is not addressed in this EIR. A geothermal field is proposed for Parking Lots 1 and 3. This field would allow the College to reduce the energy needs of the proposed new Main Building by taking advantage of the cooling provided by the temperature differential below the earth’s surface. A geothermal system circulates a water-based solution through a buried closed loop system to take advantage of the constant earth temperatures about 200 to 300 feet below the surface. The system is then connected to the cooling/heating system for the campus buildings to minimize the heating/cooling necessary by the use of traditional non-renewable energy sources (i.e., natural gas).

Phasing of Facilities. A summary of the projects in their projected order is shown in Table 2. A total of 36,000 gsf of new building area may be developed. The overall construction is expected to be completed by 2013.

Building Mass, Height and Design. The proposed New Main Building Complex would be two stories in height and would be designed as recommended in the College of Marin Master Plan Design Guidelines. No specific designs had been completed as of the printing of the Draft EIR.

Vehicle Access, Parking and Bicycle Facilities

Few changes to the existing vehicle access and circulation patterns on the Indian Valley campus are proposed. The main changes would entail restriping of parking spaces and new landscaping in parking areas, a new pedestrian bridge and pathway connecting to the existing campus pedestrian circulatio system. Vehicular access to the New Main Building Complex would be from Ignacio Boulevard. The parking lot in this area (Lot 2) would be reduced in the total number of parking spaces but initial assessments have shown a considerable excess of spaces for daily campus needs.

Site Grading

Site development for the New Main Building Complex would require minor grading to prepare the site. Grading would be balanced and would not require the import of fill. Most areas of the developed portions of the campus are generally level.

Energy Efficient Design

Facilities would be designed with efficient heating and cooling systems beginning with the south-facing orientation of the New Main Building Complex on the site and the placement of the windows to maximize natural winter heat gain and minimal summer heat gain. Furthermore, the New Main Building Complex would be constructed of building systems that provide appropriate levels of thermal protection. Skylights and clerestory windows would assist in providing required lighting. The building would be conditioned with a steady state water system controlled by a geothermal field adjacent to the New Main Building where maximum efficiencies can be achieved. To
maximize efficient use, all mechanical and electrical systems and lighting would be controlled via a central energy management system (EMS) which is the current system used by both campuses. Pomo 1 and 2 would not use a geothermal field. The College’s consultants are investigating the possibility of diverting stormwater runoff near these existing buildings into the planned bio-swale area.

Other energy saving features may include crystalline photo voltaic roof panels as per the standards established by the Leadership in Energy and Environmental Design (LEED).

**Hours of Operation**

Hours of operation at the Indian Valley campus would be 8 a.m. to 10 p.m., Monday through Friday, and would not change from existing hours of operation. Some classes would also be offered on Saturdays as they are now (Auto Tech, Art etc.) The school calendar would vary by season as it does now in terms of vacation weeks.

9. **Surrounding Land Uses and Setting**

The Indian Valley campus of the College of Marin is adjacent to residential development with more dense residential development located to the east and large residential parcels located to the north. Large acreages of open space lands are located to the west and south that are owned and maintained privately and by the Marin County Open Space district. The 333-acre campus includes generous amounts of open space and Ignacio Creek flows through the center of the campus.

10. **Other agencies whose approval is required (e.g., permits, participation agreement etc.)**

A number of agencies would be required to permit future development of the Indian Valley campus. The Division of the State Architect would review all designs to ensure compliance with the California Building Code and other relevant requirements. The Regional Water Quality Control Board (RWQCB) may require a Storm Water Pollution Prevention Plan for individual construction projects and would ensure that the project complies with the National Pollution Prevention Plan for the project and would ensure that the project complies with the National Pollution Discharge Elimination System (NPDES). Improvements to Ignacio Creek would require authorization from the California Department of Fish and Game (CDFG) and permits from U.S. Army Corps of Engineers (Corps); and the new proposed pedestrian bridge across Ignacio Creek may in addition to permits from CDFG and the Corps require a permit from the City of Novato and Main County.
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

☐ Aesthetics ☐ Agricultural Resources ☐ Air Quality
☐ Biological Resources ☐ Cultural Resources ☐ Geology/Soils
☐ Hazards & Hazardous Materials ☐ Hydrology/Water Quality ☐ Land Use/Planning
☐ Mineral Resources ☐ Noise ☐ Population/Housing
☐ Public Services ☐ Recreation ☐ Transportation/Traffic
☐ Utilities/Service Systems ☐ Mandatory Findings of Significance

DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

V-Anne Chernock

Date

March 14, 2007

Director of Modernization

Marin Community College District

For
ENVIRONMENTAL CHECKLIST

I. AESTHETICS. Would the project:

<table>
<thead>
<tr>
<th>Potentiall Significant Impact</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
</table>

a) **Have a substantial adverse effect on a scenic vista?**

The proposed changes at the Indian Valley campus would not adversely affect scenic vistas in the area. The New Main Building Complex would be located at an existing parking lot (Lot 2) and would be two stories in height. Other development on campus would involve modernization of existing buildings. Construction of the New Main Building Complex would not adversely affect a scenic vista and is considered a less-than-significant impact and will not be addressed in the EIR.

b) **Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?**

The campus is not visible from a State scenic highway. New construction at the campus would not result in the removal of any significant trees. Recently, some diseased trees were removed from the campus and other trees were pruned as part of a fire mitigation program which included vegetation management on central campus and in open space areas in close coordination with the Novato Fire Department and the Marin County Fire Department. No rock outcroppings exist on the Indian Valley campus; and there are no historic buildings on the campus. The project would include improvements along portions of Ignacio Creek such as the installation of rip-rap and replacement of non-native plants with native plants along the creek banks which would change the visual appearance of portions of the creek. However, such improvements would not adversely affect the scenic value of the creek corridor, and may actually improve the creek’s scenic qualities. Project impacts on scenic resources will not be further addressed in the EIR.

c) **Substantially degrade the existing visual character or quality of the site and its surroundings?**

The project would result in the construction of a new two-story building on the site of an existing parking lot (Lot 2). This would not adversely affect the overall visual character of the campus in both off-site and on-site views. Development of the New Main Building Complex would announce the campus entrance. Construction of the New Main Building Complex would not obstruct any scenic views for off-site resi-
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Outdoor lighting along improved pedestrian pathways would replace existing lighting. The number of lighting fixtures would be similar to existing conditions. However, with current lighting technology, lighting conditions would be improved. The Main Building Complex would represent a new lighting source. However, the College is proposing the use of metal halide fixtures around the immediate building area. All lighting would be shielded to direct lighting downwards and to prevent excess glare. Project impacts on light and glare will not be further addressed in the EIR. Glare impacts associated with possible rooftop PV systems are not expected to be significant given the location of these systems and their distance from nearby residences.

Sources of Information: 1

II. AGRICULTURAL RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to a non-agricultural use?

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?

No part of the Indian Valley campus is designated as Prime Farmland, Unique Farmland or Farmland of Statewide importance. The campus has been in use as an educational institution since the mid 1970’s. No portion of the campus has been in agricultural use. Agricultural uses will not be further addressed in the EIR.
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No part of the campus is under Williamson Act contract and no part of the campus is zoned for agricultural use.

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?

No farming occurs in the vicinity of the Indian Valley campus.

Sources of Information: 1, 2

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

<table>
<thead>
<tr>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐</td>
<td>☐</td>
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</tr>
</tbody>
</table>

a) Conflict with or obstruct implementation of the applicable air quality plan?

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

d) Expose sensitive receptors to substantial pollutant concentrations?

e) Create objectionable odors affecting a substantial number of people?

a) Conflict with or obstruct implementation of the applicable air quality plan?

Air quality impacts will be addressed in the EIR. The project is not anticipated to conflict with the Air Quality Plan of the Bay Area Quality Management District because limited construction at the campus would occur.
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

The potential for air quality violations for all criteria pollutants will be addressed in the EIR. The EIR will address construction-related emissions as well as operation-related emissions.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

This issue will be addressed in the EIR.

d) Expose sensitive receptors to substantial pollutant concentrations?

The EIR will identify any sensitive receptors in the vicinity of the campus (i.e., schools, residences) and will assess the potential for such receptors to be exposed to substantial pollutant concentrations such as diesel fumes during construction and other pollutants.

e) Create objectionable odors affecting a substantial number of people?

No significant odors are expected be generated by the proposed project, but the EIR will address the issue in greater detail.

Sources of Information: 1

IV. BIOLOGICAL RESOURCES. Would the project:

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 Game or U.S. Fish and Wildlife Service?

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) Through direct removal, filling, hydrological interruption, or other means?

<table>
<thead>
<tr>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
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</table>

d) 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?

<table>
<thead>
<tr>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
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</table>

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

<table>
<thead>
<tr>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
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</table>

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or State habitat conservation plan?

<table>
<thead>
<tr>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
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A number of agencies would be required to permit future development of the Indian Valley campus. The Division of the State Architect would review all designs to ensure compliance with the California Building Code and other relevant requirements. The RWQCB may require a Storm Water Pollution Prevention Plan for individual construction projects and would ensure that the project complies with the National Pollution Prevention Plan (NPDES). Improvements to Ignacio Creek would require authorization from the California Department of Fish and Game (CDFG) and permits from the Corps and RWQCB; and the new pedestrian bridge proposed across Ignacio Creek may in addition authorization from CDFG, Corps, and RWQCB depending on final design require permits from the City of Novato and Marin County.

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 Game or U.S. Fish and Wildlife Service?

The Indian Valley campus includes expanses of open space areas and Ignacio Creek crosses the project site. The project would include improvements along Ignacio Creek, which may result in significant impacts to several special-status animal species in the remote instance they are present within the improvement reach. There is also a possibility that construction could affect nesting activity for a number of special-status bird species, unless adequate preconstruction and avoidance measures are taken. No special-status plant species were encountered during systematic surveys conducted in 2006, and no impacts on special-status plant species are anticipated. Potential impacts on special-status species will be further addressed in the EIR.
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

The proposed improvements to Ignacio Creek may temporarily adversely affect riparian habitat. Potential impacts to riparian habitat will be addressed in the EIR.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) Through removal, filling, hydrological interruption, or other means?

Proposed improvements along Ignacio Creek may result in adverse impacts to Ignacio Creek and tributary drainages, which are regulated by the Corps, RWQCB, and CDFG. This is considered a potentially significant impact and will be addressed in the EIR.

d) 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?

Proposed improvements would be located in the vicinity of existing development, and no major impacts on wildlife movement opportunities or nursery sites are anticipated. Further review of any proposed modifications to Ignacio Creek, associated riparian habitat, and other biologically sensitive areas will be addressed in the EIR.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The Indian Valley campus includes mature tree specimens. However, the project has generally been designed to avoid any major tree removal. The College is exempt from any local ordinances related to tree preservation, but will attempt to protect significant trees as much as possible. Significant trees have been mapped by the College’s landscape architects and their locations have been considered in the siting of the new Main Building Complex and the improvements along Ignacio Creek. This issue will be further addressed in the EIR.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or State habitat conservation plan?

No habitat conservation plan applies to the Indian Valley campus.

Sources of Information: 1, 2
V. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? ☐ ☑ ☐ ☑

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? ☐ ☑ ☐ ☑

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ☐ ☑ ☐ ☑

d) Disturb any human remains, including those interred outside of formal cemeteries? ☐ ☑ ☐ ☑

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

Three archaeological sites, C-113, C-114, and PA-06-04, have been recorded on the Indian Valley campus. These archaeological sites may qualify as historical resources as defined in Section 15064.5. New construction of buildings and utilities, therefore, has the potential to disturb historical resources, resulting in a need for mitigation. The EIR will address this issue in detail.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Archaeological sites have been identified on the Indian Valley campus. These sites will first be evaluated to determine if they meet CEQA’s definition of a historical resource as defined in Section 15064.5. If archaeological sites are identified that do not meet CEQA’s definition of a historical resource, a determination will be made regarding their classification as a “unique archaeological resource” pursuant to Section 15064.5. New construction of buildings and utilities could disturb such resources, resulting in a need for mitigation. The EIR will address this issue in detail.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No paleontological resources have been identified on the Indian Valley campus. This issue will not be further addressed in the EIR.
d) Disturb any human remains, including those interred outside of formal cemeteries?

Human remains could be disturbed during construction. Human remains have been previously identified on the Indian Valley campus. The EIR will address this issue further and will include mitigation measures should unknown remains be uncovered during the construction phase of the Bond Spending Implementation Plan.

Sources of Information: 1

VI. GEOLOGY AND SOILS. Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

   i) 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? Refer to Division of Mines and Geology Special Publication 42.

   ii) Strong seismic ground shaking?

   iii) Seismic-related ground failure, including liquefaction?

   iv) Landslides?

b) Result in substantial soil erosion or the loss of topsoil?

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i) 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? Refer to Division of Mines and Geology Special Publication 42; ii) Strong seismic ground shaking; iii) Seismic-related ground failure, including liquefaction; iv) Landslides?

The project site is not located within an Alquist-Priolo Earthquake Fault Zone and rupture of a known earthquake fault would not occur at the site. However, strong groundshaking could occur at the site due to the presence of the nearby San Andreas Fault and other active faults. This issue will be addressed in greater detail in the EIR. The site terrain ranges from relatively flat to hilly with a potential for landslides in the steeper areas on campus. However, no buildings are proposed for these steeper areas. This issue and the potential for liquefaction will not be addressed in the EIR.

b) Result in substantial soil erosion or the loss of topsoil?

Ground disturbance may occur during the construction of the New Main Building Complex and the improvement of pathways and Ignacio Creek. Soil erosion could occur when construction sites are disturbed, especially during heavy rainfall. The EIR will address this issue in greater detail and will include recommended mitigation measures as necessary.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

A baseline geologic hazards study was performed for the campus in December 2005 (refer to Assessment study p. 3). It is the published opinion of the engineering geologist that the susceptibility for the materials present beneath the site to liquefy is very low. This issue and the potential for liquefaction will not be addressed in the EIR.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

The EIR will address site soils and how new construction needs to account for any limitations of such soils.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No septic systems are proposed for this project.

Sources of Information: 1
VII. HAZARDS AND HAZARDOUS MATERIALS.
Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? 
☐  ☐  ■  ☐

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? 
☐  ■  ☐  ☐

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? 
☐  ■  ☐  ☐

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? 
☐  ☐  ■  ☐

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

f) For a project located within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? 
☐  ☐  ☐  ■

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? 
☐  ☐  ■  ☐

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? 
☐  ☐  ■  ☐

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

During construction, some hazardous materials may be transported to and from the campus. The transporters would be required to comply with all relevant local, state, and federal regulations. During project
operation, hazardous materials may be used such as in science laboratories or for transportation technology courses. The EIR will address this issue in greater detail.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Refer to (a) above. The EIR will address the College’s programs to ensure the safe handling of hazardous materials in all laboratories.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

The nearest school is San Jose Middle School located within about one-half mile to the east of the project site. The EIR will address the potential for emissions of hazardous materials during both project construction and operation.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

The campus is not a listed hazardous materials site.

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

The site is not within an airport land use plan or in the vicinity of any airport. This issue will not be further addressed in the EIR.

f) For a project located within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

Refer to (e) above.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The proposed project is not expected to interfere with any emergency response plan. However, the EIR will address this issue in greater detail.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Areas to the west and south include large tracts of forested lands where there could be a threat from potential wildland fires. The availability of fire emergency response will be addressed under “Public Services.”
The District has recently completed a large scale Fire Mitigation project in close coordination with the Novato Fire Department and the Marin County Fire Department to significantly reduce the fire hazard campus wide and also to improve all fire access roads and implement an ongoing wide-spread vegetation management plan. This effort and the need for any additional mitigation measures will be addressed in the EIR.

Sources of Information: 1

VIII. HYDROLOGY AND WATER QUALITY. Would the project:

- a) Violate any water quality standards or waste discharge requirements? □ ☐ ☐ ☐
- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? □ ☐ ☐ ☐
- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? □ ☐ ☐ ☐
- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? □ ☐ ☐ ☐
- e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? □ ☐ ☐ ☐
- f) Otherwise substantially degrade water quality? □ ☐ ☐ ☐
- g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? □ ☐ ☐ ☐
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

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i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding of as a result of the failure of a levee or dam?

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j) Inundation by seiche, tsunami, or mudflow?

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a) **Violate any water quality standards or waste discharge requirements?**

New construction would occur in portions of the campus that have already been disturbed by earlier construction or landscaping. No violations of water quality standards are anticipated but this issue will be addressed in greater detail in the EIR.

b) **Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**

The project is not anticipated to impact groundwater supplies. This issue will be addressed further in the EIR only as related to the proposed geothermal field.

c) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?**

No major grading would be required at the campus and new on-site detention provisions and bioswales are proposed. The construction of the New Main Building Complex at the location of Parking Lot 2, would alter existing drainage in this area of the campus. The EIR will address the drainage issue in greater detail.

d) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?**

The overall construction may result in a decrease in runoff at the project site due to reduced impervious surface area. Potential impacts from stormwater runoff will be addressed in greater detail in the EIR. The College’s consultants are investigating the possibility of diverting stormwater runoff near existing buildings into a planned bio-swale area. No increased flooding hazards are anticipated but this issue will be addressed in the EIR.
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

The potential for increased runoff during storm events and the potential for water quality impacts will be addressed in the EIR for both the construction and operation stages of the project.

f) Otherwise substantially degrade water quality?

No major water quality degradation is expected. With new bioswales, water quality may be improved. This issue will be addressed further in the EIR.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No new housing would be constructed as part of the project. The campus is not within the 100-year floodplain as mapped by the Federal Emergency Management Agency (FEMA). This issue will not be addressed in greater detail in the EIR.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

Refer to (g) above.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding of as a result of the failure of a levee or dam?

Refer to (g) above.

j) Inundation by seiche, tsunami, or mudflow?

No seiche, tsunami, or mudflows would impact campus development. This issue will not be addressed in the EIR.

Sources of Information: 1
IX. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community?

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

a) Physically divide an established community?

The project would not divide an established community. New construction would occur on lands currently owned by the Marin Community College District. This issue will not be addressed further in the EIR.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

The project could conflict with adopted policies of the City of Novato General Plan. However, it should be noted that community colleges are not subject to local land use controls and policies such as the City of Novato General Plan. Nevertheless, it is the College's intent to conform to policies and regulations to the greatest extent practical so that the proposed development does not significantly impact the surrounding residential development and open space areas. The EIR will address policy consistency as well as land use compatibility with surrounding land uses.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

The project would not conflict with any habitat conservation plans.

Sources of Information: 1, 2
X. MINERAL RESOURCES. Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?

☐ ☐ ☐ ☑

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

☐ ☐ ☐ ☑

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?

No mineral resources have been mapped at the project site and this issue will not be addressed in the EIR.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Refer to (a) above.

Sources of Information: 1,2

XI. NOISE. Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

☐ ☑ ☐ ☐

b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?

☐ ☑ ☐ ☐

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

☐ ☐ ☑ ☐

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? |
|-------------------------------------------------------------|-----------------|-----------------|-----------------|
| Potentially Significant Impact  | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact       |

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

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<thead>
<tr>
<th>a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</th>
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<tbody>
<tr>
<td>The project is not subject to noise standards of local agencies. However, the EIR will address the project’s relationship to such standards as related to both construction and operation. Significant noise would be generated during construction and mitigation measures may be necessary.</td>
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<th>b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?</th>
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<tr>
<td>While significant ground borne vibration is not anticipated, the EIR will address this issue in greater detail, especially as related to construction requirements.</td>
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<tr>
<th>c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</th>
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<tr>
<td>No substantial permanent increases in ambient noise levels are expected. The EIR will not address this topic in greater detail.</td>
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<tr>
<th>d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</th>
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<tr>
<td>Construction activities would result in potentially significant temporary increases in ambient noise levels. This will be addressed in greater detail in the EIR.</td>
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<tr>
<th>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?</th>
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<tr>
<td>The Indian Valley campus is not within an airport land use plan. Gnoss Field, the nearest airport is located more than two miles northeast of the campus. This issue will not be addressed further in the EIR.</td>
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</table>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

See (e) above.

Sources of Information: 1

XII. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Student enrollment at Indian Valley College is forecast to increase at 3 percent per year over the next six years and new students would be expected from existing residential areas within Marin County. The project would not induce substantial population growth in the area. This issue will not be addressed further in the EIR.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

The project would not displace existing housing. This issue will not be further addressed in the EIR.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

See (b) above.

Sources of Information: 1
XIII. PUBLIC SERVICES.

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

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<td>Fire protection?</td>
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<td>Police protection?</td>
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<td>Other public facilities?</td>
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Student enrollment is forecast to slightly increase at about three percent per year over the next six years. There may be a slight increase in demand for police and fire protection services, primarily during the construction stage of the project. Police and fire protection services will be addressed in greater detail in the EIR.

The project offers educational opportunities for the community. The athletic facilities provided on campus are available to the community when not in use by students, and represents a recreational amenity for the community. The project would not adversely affect other public facilities. The issue of schools, parks and other public facilities will not be further addressed in the EIR.
XIV. RECREATION.

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

The modest increase in student enrollment over the next six years could result in a slight increase in the use of nearby local and regional parks by College students including Josef Hoog Park and Ignacio Valley Preserve. This is considered a less-than-significant impact and will not be addressed in the EIR.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

The College presently provides extensive athletic facilities on campus including a swimming pool, fields and tennis courts which adequately serve the students, staff and community. The project does not propose additional athletic facilities. This issue will not be addressed in the EIR.

XV. TRANSPORTATION/TRAFFIC. Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency or designated roads or highways?
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<td>c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</td>
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<td>d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</td>
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<td>e) Result in inadequate emergency access?</td>
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<td>f) Result in inadequate parking capacity?</td>
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<td>g) Conflict with adopted polices, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?</td>
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a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

There would be a modest increase in student enrollment at Indian Valley College (3 percent per year over the next six years). The increase in student enrollment is not expected to result in a substantial increase in traffic at the site. Historically the campus was designed to accommodate greater than 5,000 students (and associated staff and faculty). This was the approximate student count up to the early 1980s before enrollment started to decline. Today the student enrollment is less than one fifth of the original designed capacity. This issue will be addressed in greater detail in the EIR however the impact is considered less than significant.

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency or designated roads or highways?

Refer to (a) above. Traffic is not anticipated to substantially increase as a result of the project and its cumulative impacts would not be expected to exceed established level of service standards. However, the cumulative effects of project traffic will be addressed in the EIR however the impact is considered less than significant.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

The project would not affect changes in air traffic patterns. This issue will not be addressed in the EIR.
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Parking Lots 1, 2 and 3 would be reconfigured and there would be improvements to the entrance road off Ignacio Boulevard. Potential safety issues, such as access, line of sight and circulation will be addressed in the EIR.

e) Result in inadequate emergency access?

The proposed campus improvements will not affect any change in emergency access to the site. Detail coordination has been done with the Fire Mitigation Project and Novato and Marin County Fire Departments. Emergency access to the project site as well as on-campus access will be discussed in greater detail in the EIR as it pertains to the construction phase of the projects only.

f) Result in inadequate parking capacity?

Refer to (a) above. The College provides a total of 899 parking spaces dispersed throughout the campus in eight surface parking lots. There would be a loss of some parking spaces with construction of the New Main Building Complex and Parking Lots 1, 2 and 3 would be reconfigured. The adequacy of the College parking supply will not be addressed in greater detail in the EIR. Earlier assessments have noted that the Indian Valley campus has a considerable excess of parking to meet the usual daily demands and peak loads.

g) Conflict with adopted polices, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

The College will continue to encourage alternative transportation. New bicycle facilities would be provided. The project would encourage alternative transportation and would thus, not conflict with any adopted policies, plans or programs. The College’s plan for alternative transportation will be discussed in greater detail in the EIR.

XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:

<table>
<thead>
<tr>
<th></th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
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<tbody>
<tr>
<td>a)</td>
<td>Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>b)</td>
<td>Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
</tbody>
</table>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

- Potentially Significant Impact: ☐
- Potentially Significant Unless Mitigation Incorporated: ☐
- Less Than Significant Impact: ☐
- No Impact: ☐

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

- Potentially Significant Impact: ☐
- Potentially Significant Unless Mitigation Incorporated: ☐
- Less Than Significant Impact: ☐
- No Impact: ☐

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?

- Potentially Significant Impact: ☐
- Potentially Significant Unless Mitigation Incorporated: ☐
- Less Than Significant Impact: ☐
- No Impact: ☐

f) Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?

- Potentially Significant Impact: ☐
- Potentially Significant Unless Mitigation Incorporated: ☐
- Less Than Significant Impact: ☐
- No Impact: ☐

g) Comply with federal, State, and local statutes and regulations related to solid waste?

- Potentially Significant Impact: ☐
- Potentially Significant Unless Mitigation Incorporated: ☐
- Less Than Significant Impact: ☐
- No Impact: ☐

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

The project would not be expected to exceed the wastewater treatment requirements of the San Francisco Bay Area RWQCB. This issue will be addressed in the EIR.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The project is not expected to generate substantial increases in wastewater. Wastewater generated by the project will be addressed in the EIR.

c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The project proposes to construct bioswales and other stormwater improvements for post-construction activities. This issue will be discussed in detail in the “Hydrology” section of the EIR.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

No new or expanded water supply entitlements are expected for the minor amount of growth at the campus. However, the EIR will address overall increased water demands associated with the expansion in square footage at the campus.
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?

The adequacy of wastewater treatment capacity will be addressed in the EIR.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?

Estimated solid waste generated by the project will be identified and the potential effects on landfill capacity will be discussed in the EIR.

g) Comply with federal, State, and local statutes and regulations related to solid waste?

The project will comply with federal and State regulations. Although community colleges are exempt from local policies and regulations, the College intends to conform to applicable policies and regulations to the greatest extent practical. This issue will be discussed in the EIR.

<table>
<thead>
<tr>
<th>XVII. MANDATORY FINDINGS OF SIGNIFICANCE.</th>
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<tbody>
<tr>
<td>a) Does the project have the potential to 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, 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?</td>
</tr>
<tr>
<td>b) Does the project have 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.)</td>
</tr>
<tr>
<td>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</td>
</tr>
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</table>
a) **Does the project have the potential to 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, 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?**

The project would have the potential to degrade the quality of the environment along Ignacio Creek which could adversely affect fish or wildlife species. This issue will be addressed in greater detail in the EIR.

b) **Does the project have 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.)**

Refer to (a) in Traffic/Transportation above. Projected enrollment increases would be 3 percent per year over the next six years. The incremental effects of the project would not be considerable when combined with the effects of past, current or probable future projects. The EIR will address cumulative impacts as related to the proposed campus improvements.

c) **Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

The project would not cause substantial adverse effects on human beings either directly or indirectly. There would be temporary noise and air quality effects associated with construction activities that could affect sensitive receptors in the vicinity of the College.

Sources of Information:
1. Professional judgment of environmental planners preparing the Initial Study and based on site work completed at the campus.
3. Personal communication, Bill Rose, City of Novato, Planning Department.
5. Marin Community College District, 2006b. Bond Spending Implementation Plan, Design Guidelines, Volume 1B.