



Notice of Availability of a Draft Program and Project Environmental Impact Report

Location:	College of Marin: Kentfield Campus, Indian Valley Campus, and Bolinas Site
APN:	074-022-19; 150-480-12; 193-081-14
Project Title:	College of Marin Facilities Master Plan and Learning Resource Center Project
Lead Agency:	Marin Community College District 1800 Ignacio Boulevard Novato, California 94949
Contact:	Greg Nelson, Assistant Superintendent/Vice President for Administrative Services
Public Review Period:	April 3 through May 18, 2020 (45 days) in accordance with CEQA Guidelines Section 15082
Public Hearing:	June 16, 2020 at 6:30 p.m., Indian Valley Campus, Building 10, Room 140, located at 1800 Ignacio Boulevard, Novato

Purpose of the Notice

The intent of this Notice of Availability (NOA) is to inform agencies and interested parties that the Draft Environmental Impact Report (EIR) for the College of Marin Facilities Master Plan and Learning Resource Center Project is available beginning on April 3, 2020 for review and comment by the public and all interested persons, agencies, and organizations for a period of 45 days, ending May 18, 2020. All comments on the Draft EIR must be received by that date.

Project Location

Facilities Master Plan

The College of Marin Kentfield Campus is located at 835 College Avenue in Kentfield. The Kentfield Campus is 77 acres and is bounded by Sir Francis Drake Boulevard to the north, Kent Avenue to the south, College Avenue and Corte Madera Creek to the east, and by Laurel Avenue to the west.

The College of Marin Indian Valley Campus is located at 1800 Ignacio Boulevard in Novato. The Indian Valley Campus is 333 acres and is bounded by Ignacio Boulevard to the north, and unnamed perimeter road to the east, south and west that connects to Ignacio Boulevard at the northeast and northwest edges of the campus. Ignacio Creek flows through the center of the campus.

The College of Marin Bolinas Marine Biology Site is located at 72 Wharf Road in Bolinas. 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.

Learning Resource Center

The Learning Resource Center (LRC) is located at 835 College Avenue in Kentfield. The existing LRC building is adjacent to the Academic Center, on the northwest portion of the Kentfield campus.

Project Description

Facilities Master Plan

The College of Marin Facilities Master Plan (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.

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. The existing parking lot and driveway would be retained, and accessible parking spaces and ramps would be installed to comply with the most recent ADA requirements.

Summary of Impacts

Facilities Master Plan

No or less than significant impacts to aesthetics, agriculture and forestry resources, air quality, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, utilities, and wildfire would occur as a result of the proposed FMP program. Impacts related to biological resources, cultural resources, and tribal cultural resources would be significant but mitigable. A potential significant unavoidable adverse impact could occur at the Bolinas site, depending on whether the existing structures are determined to be eligible historic resources. If the existing structures are demolished, this would be a significant unavoidable impact that could not be mitigated to less than significant.

Learning Resource Center

No or less than significant impacts to aesthetics, agriculture and forestry resources, air quality, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, utilities, and wildfire would occur as a result of the proposed LRC project. Impacts related to biological resources, cultural resources, and tribal cultural resources would be significant but mitigable. No significant unavoidable adverse impacts were found to occur as a result of the project.

Department of Toxic Substances Control (DTSC) List

The Department of Toxic Substances Control (DTSC) GeoTracker database lists the Indian Valley campus as “Open-Site Assessment” as of September 1, 2015. Gasoline is listed as the potential contaminant of concern that could pollute an aquifer used for the drinking water supply, soil, and other groundwater not used for drinking water. The site is on the path to closure or remediation and is in the process of assessment for closure as of June 30, 2019. Some waste oil residual may remain in the area; however, it does not pose a significant threat to human health and the environment. The Kentfield campus is also listed on the GeoTracker database for two leaking underground storage tanks near the LRC building site: one is at the corner of College Avenue and Sir Francis Drake Boulevard and the second is at the corner of College Avenue and Kent Avenue. Both tank sites have been cleaned and the cases have been closed. Contamination from these sites is not expected to have migrated such that the project site is affected by nearby contamination.

Availability of the Draft Environmental Impact Report

The Draft EIR and all documents referenced therein will be available for review at this website:

<http://measurebcom.org/>

Due to the COVID-19 pandemic, hard copies will be mailed upon request rather than accessible to the public at a physical location. If you need a hardcopy of the Draft EIR or any of the documents referenced therein, please contact Isidro Farias, Director of Capital Projects, at ifarias@marin.edu or (415) 485-9518, and he will mail you to one at no cost.

Comments may be submitted by U.S. mail or by email prior to the close of the public comment period.

Mail comments to:

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

Email comments to GNelson@marin.edu. For comments submitted via email, please include “EIR Comments: College of Marin Facilities Master Plan and Learning Resource Center Project” in the subject line and the name and physical address of the commenter in the body of the email. For additional information regarding this project, please contact Greg Nelson at (415) 883-2211 ext. 8100.

Public Hearing

On June 16, 2020 at 6:30 p.m. at the Indian Valley Campus, Building 10, Room 140, located at 1800 Ignacio Boulevard, Novato, at a regular meeting of the Board of Trustees of the College of Marin, the Board will hold a public hearing on the EIR. The Board will thereafter review the EIR and decide whether to certify and adopt it and whether to approve the Facilities Master Plan and the Learning Resource Center projects.