

Notice of Exemption

21-2019-093

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Marin
13501 Civic Center Drive, Suite 234
San Rafael, CA 94903

From: (Public Agency): Marin Com. College District
1800 Ignacio Boulevard
Novato, California 94949
(Address)

FILED

MAY 14 2019

SHELLY SCOTT
MARIN COUNTY CLERK
BY: C. SANCHEZ Deputy

Project Title: College of Marin Kentfield Campus Maintenance and Operations Building Project

Project Applicant: Marin Community College District

Project Location - Specific:

The College of Marin Kentfield campus is located at 835 College Avenue, near its intersection with Stadium Way, in Kentfield, California. The project site is in the easter portions of the campus.

Project Location - City: Kentfield Project Location - County: Marin

Description of Nature, Purpose and Beneficiaries of Project:

The project would involve construction of a 19,559 square-foot maintenance and operations building on the site of an existing sports field. Construction would occur over approximately 12 months.

Name of Public Agency Approving Project: Marin Community College District

Name of Person or Agency Carrying Out Project: Marin Community College District

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
Categorical Exemption. State type and section number:
Statutory Exemptions. State code number:
[x] General Rule Exemption (Sec 15061(b)(3))

Reasons why project is exempt:

See attached exhibit: "College of Marin Kentfield Campus Operations and Maintenance Building Project Categorical Exemption Report."

Lead Agency
Contact Person: Greg Nelson Area Code/Telephone/Extension: 415-457-8811

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: 4/29/19 Title: VP Admin Services

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR:

POSTED 5/14/19 TO 6/13/19



State of California - Department of Fish and Wildlife
2019 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

Print **StartOver** **Finalize&Email**

RECEIPT NUMBER:
 21 — 5/14/19 — 093

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY MARIN COMMUNITY COLLEGE DISTRICT	LEAD AGENCY EMAIL	DATE 5/14/19
COUNTY/STATE AGENCY OF FILING Marin	DOCUMENT NUMBER	

PROJECT TITLE

COLLEGE OF MARIN KENTFIELD CAMPUS MAINTENANCE AND OPERATIONS BUILDING PROJECT

PROJECT APPLICANT NAME MARIN COMMUNITY COLLEGE	PROJECT APPLICANT EMAIL	PHONE NUMBER (415) 457-8811
PROJECT APPLICANT ADDRESS 1800 IGNACIO BLVD	CITY NOVATO	STATE CA
		ZIP CODE 94949

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|-------------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,271.00 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,354.75 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,112.00 | \$ | <u>0.00</u> |
|
 | | | |
| <input checked="" type="checkbox"/> Exempt from fee | | | |
| <input checked="" type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |

- | | | | |
|---|----------|----|-------------------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | <u>0.00</u> |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | <u>50.00</u> |
| <input type="checkbox"/> Other | | \$ | <u> </u> |

PAYMENT METHOD:

- Cash Credit Check Other

TOTAL RECEIVED \$ 50.00

SIGNATURE x C. Sanchez	AGENCY OF FILING PRINTED NAME AND TITLE MARIN COUNTY CLERK; C.SANCHEZ DEPUTY CO. CLERK
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College of Marin Kentfield Campus Maintenance and Operation Building Project

Common Sense Exemption Report

prepared by

Marin Community College District

1800 Ignacio Boulevard

Building 17, Gilbane

Novato, California 94949

Contact: Paul Lum, Project Manager, (408) 314-5242

prepared with the assistance of

Rincon Consultants, Inc.

449 15th Street, Suite 303

Oakland, California 94612

April 2019



RINCON CONSULTANTS, INC.

Environmental Scientists | Planners | Engineers

rinconconsultants.com

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Common Sense Exemption Report

This report serves as the technical documentation of an environmental analysis performed by Rincon Consultants, Inc. for the College of Marin Kentfield Campus Maintenance and Operations (M&O) Building Project (project) in Marin County. The intent of the analysis is to document whether the project is eligible for a California Environmental Quality Act (CEQA) Commonsense Exemption pursuant to CEQA Guidelines Section 15061(b)(3). The report provides an introduction, project description, and evaluation of the project's consistency with the requirements for the exemption. The report concludes that the project is eligible for a Section 15061(b)(3) Commonsense Exemption.

1. Introduction

Pursuant to CEQA Guidelines Section 15061(b)(3), also known as the "general rule" exemption, CEQA exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment. The Guidelines state in that section that "A project is exempt from CEQA if... The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA."

Rincon Consultants, Inc. evaluated the project to confirm the project's eligibility for the "general rule" exemption. As discussed in the following sections of this report, the project would not have a significant effect on the environment; therefore, the project is eligible for the "general rule" exemption.

2. Project Site and Existing Conditions

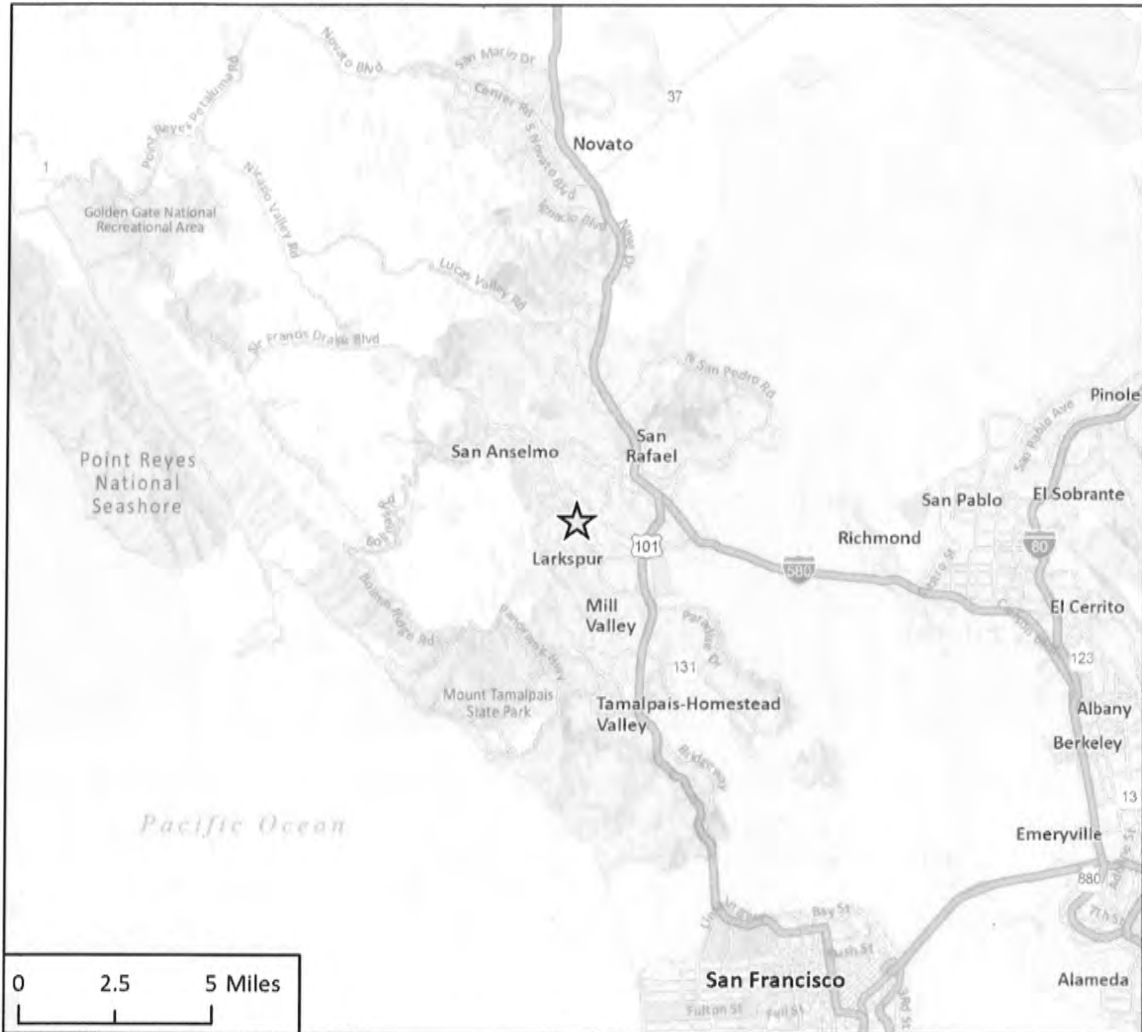
The College of Marin Kentfield campus, also referred to in this report as the site or project site, is located at 835 College Avenue in Kentfield. Figure 1 shows the college's regional location and Figure 2 shows an aerial photograph of the project site in its neighborhood context.

The College of Marin, Kentfield campus is bounded by Sir Francis Drake Boulevard to the north, College Avenue and the Corte Madera Creek to the east, College Avenue to the southwest and by Kent Avenue to the west. The site is immediately surrounded by a mixture of commercial, educational/ institutional, government, recreation, and residential land uses on all sides. To the east is the Corte Madera Creek and trail, a multimodal trail that provides access between the communities of Kentfield, Larkspur, and Greenbrae. Highway 101 is located approximately two miles to the east.

The project site encompasses 77 acres and is divided into two sections by College Avenue. Most of the academic buildings on campus are located on the northwest side of College Avenue, while the campus athletic center, pool, and playing field and track are located to the south east across College Avenue. The academic portion of campus is situated on gently sloping terrain while the athletic portion of campus is located on generally level topography.

Vehicular access to the campus is available via a total of fourteen driveways: eight driveways on College Avenue providing access to both the academic core and the campus athletic center; four driveways on Kent Avenue providing access to parking lots and campus academic buildings; and two driveways on Sir Francis Drake Boulevard providing access to academic buildings. Parking is provided 17 separate parking lots on the Kentfield Campus. Lots P2 and P3 can be accessed via Sir Francis Drake Boulevard; lots P16, P17, and P4 are accessible via Laurel Avenue; lots P5, P6, P7, and P1 can be accessed via College Avenue; lots P15 and P9 can be accessed via Kent Avenue only; and lots P10, P11, P12, and P13 can be accessed via College Avenue. Additional passenger drop-off and loading zones are provided via 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 the Corte Madera Creek.

Figure 1 Regional Location Map



Imagery provided by Esri and its licensors © 2019.

★ Project Location



Figure 2 Project Site and Location



3. Project Description

The project would involve the construction of a new M&O building on an existing playing field. Construction would occur over approximately 12 months. Figure 3 shows the final conceptual design of the M&O building.

The project would not result in an increase in the number of classrooms above existing conditions. No increase in student enrollment is proposed. The project is summarized in Table 1.

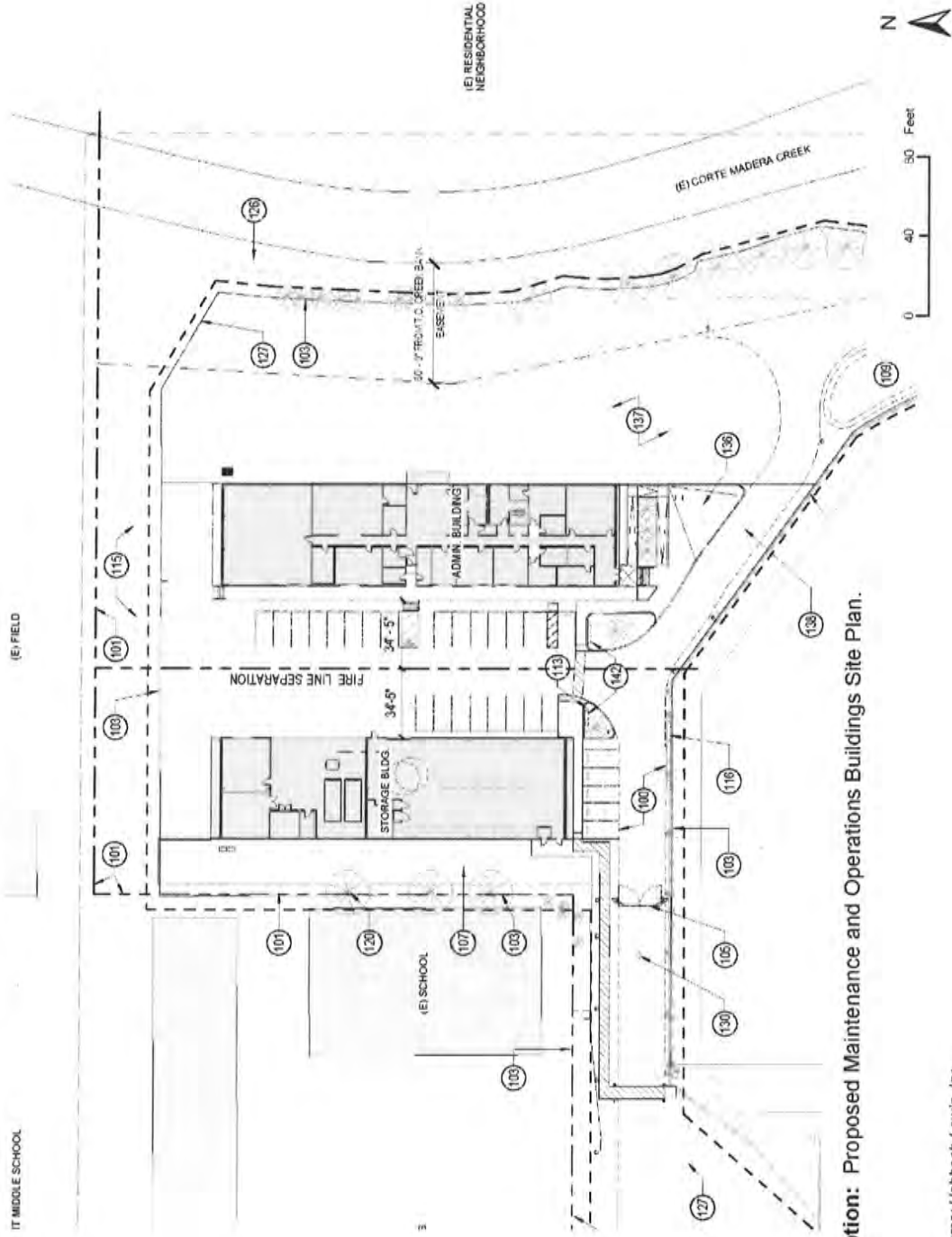
Table 1 Proposed Project Elements

Site Element	Proposed Area (square feet)
Maintenance and Operations (M&O)	
Square feet	19,559
Height (stories)	1
Classrooms	n/a

Source: College of Marin Maintenance and Operation Buildings Conceptual Design (October 4, 2018)

Marin Community College District
College of Marin Kentfield Campus Maintenance and Operations Building Project

Figure 3 Proposed Site Plan: Maintenance and Operations Building



Caption: Proposed Maintenance and Operations Buildings Site Plan.

Source: Holtbach-Lewin, Inc.

4. Consistency Analysis

Common Sense Exemption Applicability

Pursuant to CEQA Guidelines Section 15061(b)(3), also known as the “common sense” exemption, CEQA exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment. The Guidelines state in that section that “A project is exempt from CEQA if... The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”

The M&O project meets the above criteria based on the proposed project description, the conditions at and around the project location, and because no increase to student enrollment is proposed. The M&O project would qualify for the “common sense” exemption.

As discussed further below, construction or operation of the proposed M&O Building would not cause a significant effect on the environment. The site is currently developed with a baseball field.

Aesthetics and Visual Resources

The nearest designated State Scenic Highway is State Route 1, located approximately 4.5 miles from the project site. The project site is not visible from State Route 1. Therefore, the project would not damage scenic resources within a highway officially designated as a state scenic highway. In addition, the M&O building would blend with the existing campus structures and would not visually contrast or cause an impact on the visual character of the campus.

Biological Resources

The Kentfield campus is almost entirely developed and habitat for native plants and wildlife is limited. The site features school structures and buildings with associated hardscape, paving, and parking lots. Vegetation on-site consists primarily of landscaping including small areas covered with turf grass and planters with ornamental trees and shrubs. Native trees including several coast redwood (*Sequoia sempervirens*) and several coast live oak (*Quercus agrifolia*) are present within the project site; however, the coast redwoods and coast live oaks have been planted as part of the landscaping and are not naturally occurring. 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. Due to the site’s developed condition, it does not contain suitable habitat for special status species; however, marginal nesting habitat for birds is present within the trees and vegetation on-site. Based on the project design features, the project would not have a significant effect on biological resources due to unusual circumstances.

Cultural and Historic Resources

Although the project would include ground-disturbing activities such as grading and limited excavation for building foundations, the project site is located in a previously disturbed area with no known cultural resource sensitivity, and the possibility of discovering cultural resources is low (County of Marin 2003; WLC Architects 2018). No structures would be altered or demolished. There would be no impact on cultural resources, including historic resources.

Geology and Soils

Liquefaction is the process by which soil is temporarily transformed to fluid form during intense and prolonged ground shaking or because of a sudden shock or strain. Liquefaction typically occurs in areas where the groundwater is less than 30 feet from the surface and where the soils are composed of poorly consolidated fine to medium sand. According to the College of Marin Facilities Master Plan 2016-2021, the Kentfield campus occupies land designated as low-, moderate-, and high liquefaction hazard zones. Specifically, the site of proposed M&O building would be located in a high-liquefaction hazard zone. However, as discussed in the Facilities Plan, College Standard Construction Policy requires all buildings subject to liquefaction hazards be designed with larger foundations and other features to reduce impacts of liquefaction (College of Marin 2016). Furthermore, pursuant to *Berkeley Hills Watershed Coalition v. City of Berkeley* (Matthew Wadlund, et al., Real Parties in Interest) (2019) Cal. App. 5th, "measures taken to comply with building codes or to address... common and typical concerns during construction projects do not preclude Class 3 exemption." Therefore, compliance with campus standard construction measures would reduce impacts related to liquefaction to less than significant.

Hazards and Hazardous Materials

A search of the EnviroStor environmental database and the California Department of Toxic Substances Control Hazardous Waste and Substances Sites (Cortese) List was conducted in February 2019. The records review illustrated that this project site is not located on a site included on any list compiled pursuant to Section 65962.5 of the Government Code (Department of Toxic Substances Control 2019).

Hydrology and Water Quality

The 1 percent Annual Chance Flood Hazard, formally referred to as the 100 Year Flood Zone, is an area identified as having a one percent risk of flooding each year. A portion of the Kentfield Campus is designated as FEMA flood hazard Zone AE, 1 percent chance of flood (College of Marin 2016). The M&O building would be located in a designated FEMA flood hazard zone AE. However, as discussed under Section 3, *Project Description* above, no housing units are proposed.

The San Francisco Bay RWQCB has issued a Municipal Regional Stormwater NPDES Permit (Permit Number CAS612008) (MRP) that covers the project area. Under provisions of the NPDES Municipal Permit, redevelopment projects that disturb more than 10,000 square feet are required to design and construct stormwater treatment controls to treat post-construction stormwater runoff. The MRP requires regulated projects to include Low Impact Development (LID) practices, such as pollutant source control measures and stormwater treatment features aimed to maintain or restore the site's natural hydrologic functions. The MRP also requires that stormwater treatment measures are properly installed, operated and maintained.

Therefore, project impacts to hydrology and water quality would be less than significant.

Other Environmental Resources

The following areas were reviewed and found that the project would have no impacts to the resources based on the type of project and its location: agricultural and forest resources, air quality, energy, geology and soils, greenhouse gas emissions, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems and wildfire.

5. Summary

Based on this analysis, the proposed College of Marin Kentfield Campus Maintenance and Operations Building Project meets all criteria for a CEQA exemption under Guidelines Section 15061(b)(3), and would not cause a significant effect on the environment. Therefore, it is concluded that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15061.

6. References

- California Department of Toxic Substances Control (DTSC). 2019a. EnviroStor. <https://www.envirostor.dtsc.ca.gov/public/>. (accessed February 2019).
- _____. 2019b. *Hazardous Waste and Substances Site List (Cortese List)*. http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm. (accessed February 2019).
- Caltrans (California Department of Transportation). Officially Designated State Scenic Highways. http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/ (accessed February 2019).
- County of Marin. 2003. *Cultural Resources Technical Background Report*. San Rafael, CA. February 2003. https://www.marincounty.org/~media/files/departments/cd/planning/currentplanning/publications/county-wide-plan/background-reports/cultural_resources.pdf (accessed March 2019).
- _____. 2007. *Countywide General Plan Update Final Environmental Impact Report*. San Rafael, CA. November 2007. https://www.marincounty.org/~media/files/departments/cd/planning/currentplanning/publications/county-wide-plan/cwp_eir/cwpupdatefeir1107.pdf (accessed February 2019).
- Marin Community College District. 2016. *College of Marin Facilities Master Plan 2016- 2021. Kentfield, CA. 2016*. <http://measurebcom.org/wp-content/uploads/2016/07/COM-FMP-e.pdf> (accessed February 2019).
- WLC Architects. 2018. *Kentfield Learning Resource Center/Student Center Programming*. October 26, 2018.