

MARIN COUNTY PLANNING COMMISSION

RESOLUTION NO. _____

A RESOLUTION ADOPTION OF A NEGATIVE DECLARATION OF ENVIRONMENTAL
IMPACT
FOR THE MARIN HORIZON SCHOOL
305 MONTFORD AVENUE, MILL VALLEY
ASSESSOR'S PARCEL 047-161-07

SECTION I: FINDINGS

I. WHEREAS Marin Horizon submitted a Use Permit and Design Review application to undertake programmatic changes and physical improvements to their facility. The project is a proposal to demolish an existing 5,900 square foot one-story classroom building and construct a new 11,478 square foot classroom building for a total building area of 24,451 square feet for the Marin Horizon School on the 2.27-acre Homestead School site. The new classroom building would be a primarily two-story building with a three-story component. The maximum height of the building, not including the mechanical enclosure would be 36.2 feet above grade. The maximum height of the mechanical enclosure would be 39.5 feet above grade. The following describes the various building heights and the respective area of each portion of the building and the mechanical equipment enclosure:

- Approximately 2,480 square feet of the two-story portion of the building would have a 2:12 sloped roof with a maximum height of 32 feet above grade sloping down to 26 feet above grade.
- Approximately 903 square feet of the three story portion of the building would have a nearly “flat” 0.375:12 sloped roof with a maximum height of 36.2 feet above grade.
- Approximately 791 square feet of the building would have a “nearly flat” 0.375:12 sloped roof-covered deck with a maximum height of 26 feet above grade.
- Approximately 341 square feet of the three-story portion of the building would be a mechanical equipment enclosure with a maximum height of 39.5 feet above grade.

The building would have the following minimum property line setbacks: 19.5 feet front (north); 15 feet side (west); 170 feet side (east); and 170 feet rear (south). The project also includes a proposal to increase the permitted number of students enrolled in the school by 50 students, from a maximum of 250 students to a maximum of 300 students; increase staff levels from 44 Full Time Staff Equivalent (FTE), comprised of 31 full time and 16 part time employees, to 49 FTE comprised of 44 full time and 10 part time staff; construct a new stepped terrace along the western side property line; construct 14 new parking spaces on the southern portion of the playground for a total of 49 parking spaces; construct a new transformer 11 feet from the front property line facing Montford Avenue; demolish 10 feet of building located adjacent to the driveway access on the south side of the property; construct an additional pedestrian emergency walkway from the third floor to Montford Avenue; remove two redwood trees, one Monterey pine tree, one strawberry tree, and one fir tree; and install new landscaping.

The project also includes an Encroachment Permit to allow existing diagonal striping for the passenger loading area along Melrose Avenue to extend 2 feet into the street right-of-way. The additional encroachment into the right of way is to provide for a wider pedestrian

way between the school building and the passenger drop-off and pick-up area for safety reasons. No change to the length of the passenger loading area is proposed.

Land Use Changes

The proposed land use changes include modifications to the school’s 1993 Use Permit to: (1) increase the enrollment from 250 to 300 students, and to (2) increase the staff from 44 FTE to 49 FTE. No change to the number of special non-instructional events in the evening is proposed.

Table 1 outlines the proposed changes. (The proposed changes to the 1993 Use Permit are **bolded**.) In order to clarify and provide additional specificity to the proposed project the sponsor has submitted a detailed month-by-month matrix of the number and type of non-instructional events and the corresponding maximum on-site population levels.

TABLE 1: PROPOSED SCHOOL USE

ACTIVITY	Existing Use Permit	Proposed Use Permit
School Year		
Maximum Students (Pre-K to 12)	250	300
Maximum Staff	44 FTE	49 FTE
Permitted hours of operation for school, and enrichment classes	7:30 A.M. to 6:00 P.M.	No change
Day Care	7:30 A.M. to 8:30 A.M. 3:15 P.M. to 6:00 P.M.	No change
Non-Instructional Activities		
Special during school day events	7 events	14 events per year
Special weekday evening events	36 events per year	No change
SUMMER SCHOOL (June 15 to August 15)		
Permitted hours of operation	9:00 A. M. to 3:00 P.M.	No change

Physical Improvements

The proposed physical improvements for the Marin Horizon School include modifications to existing buildings and facilities, demolition and removal of existing buildings, and construction of new buildings. The proposed improvements include:

1. demolish an existing substandard approximately 5,900 square foot one story classroom building and replace it with a new 11,478 square foot classroom building that would result in a 48 percent increase in the size of the school buildings;
2. demolish ten feet linear feet (300 square feet) from the existing classroom building adjacent to the driveway entrance facing Melrose Avenue;
3. remove two temporary storage sheds located in the SCA corridor;
4. construct a new storage shed adjacent to the new transformer;
5. construct a new stepped terrace providing amphitheater seating along the western side property line;
6. construct 14 new parking spaces on the playground, for a total of 49 spaces;
7. construct a new transformer 11 feet from the Montford Avenue property line;

8. construct an additional emergency pedestrian walkway with a breakaway exit gate from the third floor of the new building to Montford Avenue;
9. obtain an Encroachment Permit to extend existing diagonal striping for the passenger loading area two feet into the public right of way on Melrose Avenue;
10. construct a bio-swale between a portion of the parking lot and the creek in the SCA corridor, remove the impermeable paving and replacing it with permeable paving material;
11. install a new site drainage filter box on the main drainage pipe leading to Reed Creek; and
12. authorize an existing identification sign for the school on Melrose Avenue, measuring 36 inches by 43 inches” – approximately 10.75 square feet.

The new building would hold 11 classrooms: 8 classrooms for the 4th to 8th grades and 3 specialized classrooms for music, science and a foreign language studio. Demolishing the existing middle school building would eliminate 6 of the existing K-8 classrooms. Thus with the new building, the school is gaining 5 additional classrooms.

The proposed on-site parking areas would be redeveloped and expanded by 14 new spaces including 2 tandem spaces and 2 handicapped accessible spaces. The proposed parking plan would provide 49 on-site parking spaces, as compared to the 35 spaces currently available at the School. Other internal circulation improvements proposed as part of the project include the demolition of ten feet of existing building facing the driveway entrance onto Melrose Avenue to widen the driveway to accommodate two lanes; and modifications to on-site circulation to improve access to parking areas.

Lot coverage changes between the existing and the proposed project is summarized in Table 2 below:

PROJECT SITE	Existing Sq.Ft.	% of Total Site Area	Proposed Sq. Ft.	% of Total Site Area
Building & Paved Coverage	66,566	67.32%	63,562	64.28%
Semi-Pervious Surface	8,264	8.36%	12,063	12.20%
Uncovered	24,051	24.32%	23,256*	23.52%
Total Land Area (2.27 Acres)	98,881	100.00%	98,881	100.00%

TABLE 2: LOT COVERAGE

* Includes proposed bio-swale (348 Sq. Ft.)

A total of five trees are proposed for removal: two redwood trees, one Monterey pine tree, one Strawberry tree, and one fir tree. The project sponsor proposes a landscaping plan that includes replacement planting of 26 trees consisting of 8 California Buckeyes; 10 Coast Live Oaks; and 8 Coast Redwoods with an additional 380 shrubs, and other groundcover plantings consisting of native plant species.

The project sponsor estimates that the proposed project would require total grading involving approximately 615 cubic yards of excavation to be off-hauled, and 553 cubic yards of fill to be imported. Excavation would involve approximately 491 cubic yards for the new building and 124 cubic yards for the bioswale and permeable paving. Fill would involve 240 cubic yards of drain rock and sand for the building, and 313 cubic yards of

compacted soil material for the terrace. Approximately 322 cubic yards would be excavated and recompactd on site for the building pad.

The subject property is located at 305 Montford Avenue in Mill Valley, and is further identified as **Assessor's Parcel 047-161-07**.

- II. WHEREAS the Marin County Community Development Agency - Planning Division prepared an Initial Study pursuant to the requirements of the California Environmental Quality Act (CEQA) for the project, which determined that potential impacts are avoided or mitigated to a point where no significant effects would occur as a result of the project.
- III. WHEREAS the Marin County Environmental Coordinator determined that based on the Initial Study, a Negative Declaration of Environmental Impact was required for the project pursuant to CEQA.
- IV. WHEREAS on March 7, 2005 a Negative Declaration was completed and distributed to agencies and interested parties to commence a 30-day public review period for review and comment on the Negative Declaration, and a notice of the public review period and hearing date to consider approval of the Negative Declaration was published in a general circulation newspaper pursuant to CEQA.
- V. WHEREAS after the close of the public review period on April 6, 2005, the Marin County Planning Commission conducted public hearings on May 9, 2005 and May 23, 2005, to receive public testimony on the adequacy of the Negative Declaration for approval.
- VI. WHEREAS the Marin County Planning Commission has reviewed and considered the information contained in the Initial Study, Negative Declaration, and comments and responses thereto.

SECTION II: ACTION

NOW, THEREFORE BE IT RESOLVED that the Marin County Planning Commission hereby makes the following findings and adopts a Negative Declaration of Environmental Impact and Mitigation, Monitoring and Reporting Program for the proposed project.

- 1. Notice of the public review and hearing on the Negative Declaration was given as required by law and said hearing was conducted pursuant to Sections 15073 and 15074 of the State CEQA Guidelines and the County CEQA process.
- 2. All individuals, groups, and agencies desiring to comment on the Negative Declaration were given the opportunity to address the Marin County Planning Commission.
- 3. The Negative Declaration for the project consists of the Initial Study, Negative Declaration document, Mitigation Monitoring and Reporting Program, and supporting information incorporated by referenced therein.
- 4. The Negative Declaration was completed in compliance with the intent and requirements of CEQA, the State CEQA Guidelines, and the County's EIR process.

SECTION III: VOTE

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Marin, State of California, on the 23rd day of May, 2005, by the following vote to wit:

AYES:

NOES:

ABSENT:

STEVE C. THOMPSON, CHAIR
MARIN COUNTY PLANNING COMMISSION

Attest:

JESSICA WOODS, RECORDING SECRETARY