ORDINANCE NO. _{{item.sequential_number}}

ORDINANCE OF THE MARIN COUNTY BOARD OF SUPERVISORS ADOPTING THE NORTH COAST LAND HOLDINGS LLC MASTER PLAN

SECTION I: FINDINGS

A. WHEREAS, the Marin County Planning Commission recommends that the Marin County Board of Supervisors adopt the North Coast Land Holdings LLC., Master Plan to redevelop the former Golden Gate Baptist Seminary site, located at 201 Seminary Drive in the community of Strawberry, in Mill Valley; the site is further identified as Assessor Parcel Nos (APN) 043-261-25, 043-261-26, 043-262-03, 043-262-06, 043-401-05, 043-401-10, 043-401-16, 043-402-03, 043-402-06

B. WHEREAS, North Coast Land Holdings, LLC, has submitted a Master Plan application to redevelop the former Golden Gate Baptist Seminary site to create an intergenerational community for residents to life, work and learn. The application contains the following components:

(1)Residential Development. Develop a total of 337 residential units including 184 new and 139 replacement residential units, as well as a residential care facility containing 150 apartments (considered one unit under Section 22.130.030 of the Development Code). (A total of 13 existing residential units would be retained on the project site.) The residential components of the proposed project would be developed in the following planning areas:

***Seminary Point Planning Area*.** Retain the existing single-family residence, demolish 24 residential units contained in three existing buildings and construct ten, new buildings containing 14 residential units, reducing the total number of dwelling units in the Seminary Point Planning Area from 25 to 15 units.

Hodges/Shuck Planning Area. Demolish all existing dwelling units contained in 25 buildings and construct 52 one- and two-story buildings containing 114 residential units, and three, up to six-story buildings containing 103 residential units. The total number of dwelling units would increase by 124 units for a total of 217 units in the Hodges/Shuck Planning Area.

Reed/Storer/Shuck Planning Area. Retain the existing single-family residence, demolish 15 existing units contained in seven buildings, and construct 18 buildings containing 36 units, thereby increasing the number of dwelling units in this planning area by 21 units for a total of 37 units in the Reed/Storer/Shuck Planning Area.

Mission Drive Planning Area. Retain one, single family residence and two buildings containing a total of ten units and construct two residences thereby increasing the number of dwelling units in the planning area by two units for a total of 13 units in the Mission Drive Planning Area.

Dormitory Hill Planning Area. Demolish the existing dormitory buildings and construct up to a three-story residential care facility for a total of one residential unit in the Dormitory Hill Planning Area

Chapel Hill Planning Area. Construct 22 buildings containing a total of 40 dwelling units resulting in 40 units in the Chapel Hill Panning area.

Shuck Drive Knoll Planning Area. Construct 14 three-bedroom units, providing a total of 14 dwelling units in this planning area.

(2) Other Project Components. The proposed development would entail additional project components as described below:

Administration Building. Renovate the existing Administration Building and construct an addition along the northern façade of the existing building.

Maintenance Building. Demolish the existing maintenance building and construct a new maintenance building in a different location.

Daycare and Fitness Center. Relocate the existing daycare currently housed in the Academic Building to a building that would contain a daycare and a fitness center.

Recreation, Open Space and Landscaped Areas. The proposed project shall maintain approximately 70 percent of the project site as undeveloped space, add to the existing network of trails, and elevate and retain the 2-acre Seminary Playing Field by using excavated material from elsewhere on the project site to raise the playing field and create a landscaped berm along Seminary Drive; the area would continue to be available as a playing field. Areas proposed for open space and trail improvements consist of the following:

a. The existing "Forested Knoll" within the Seminary Point Planning Area would be protected as open space and a pedestrian trail would be established with views of the San Francisco Bay, and City of San Francisco skyline. The open space area and trail would be open to the public.

b. In the Chapel Hill Planning Area, the existing hilltop would be preserved as a park and wildlife corridor, and an arbor and landscaping is proposed. The open space area would be open to the public.

c. An existing four-foot wide trail (the Seminary Point Trail) which begins at the main entrance to the project site at Seminary Drive and wraps around Seminary Point would be improved and dense brush would be cleared.

d. The portion of Storer Drive parallel to East Strawberry Road would be repaved and improved as a pedestrian pathway (Storer Pathway). Trees and landscaping would be planted adjacent to the path.

Bicycle Route Improvements. Class III bicycle routes are proposed on interior streets and connections to existing routes would be constructed.

C. WHEREAS, on March 2, 2026, and March 30, 2026, the Marin County Planning Commission held duly noticed public hearings to take public testimony and consider the project.

At the conclusion of the March 30, 2026 hearing, the Planning Commission recommended the Board of Supervisors approve the project.

D. WHEREAS, on June 9, 2026, the Marin County Board of Supervisors held a duly noticed public hearing to take public testimony and consider the project.

E. WHEREAS, the applicant has proposed a "housing development project" under state law containing 337 residential units, and while there has been a considerable amount of community sentiment for a project with fewer residential units, the County cannot reduce the density of the project unless it can demonstrate that the project would have an adverse impact on public health or safety consistent with state law. The County finds that the density proposed with the project would not result in an adverse public health and safety impact as the applicant would be required to implement project conditions of approval as specified below that would require the project to be constructed in compliance with County and state requirements and standards aimed at protecting public health and safety.

The State Housing Density Bonus Law (SDBL) stipulates that the base density allowable for qualifying housing development projects is the upper level of the range identified by the CWP land use designation, even when that is higher than what the governing zoning district would normally allow. In this instance, the potential density afforded by the high end of the CWP land use designation density range (1 to 4 units per acre, or 405 units at the high end of the range) exceeds that afforded by the zoning designation (2.47 units per acre or 250 units). While the applicant is eligible for a 50-percent increase in the density afforded under the CWP land use designation (an additional 203 units, for a total potential residential density of 608 units), the applicant has elected to not pursue this increase in density. The SDBL also provides incentives intended to help make the development of affordable and senior housing more economically feasible, even when no additional units are requested. These incentives include concessions, waivers, and reductions of development standards and parking requirements. Pursuant to the SDBL, the applicant is allowed a total of two concessions. The applicant has requested one concession to the affordability composition of the proposed affordable units proposed with the development, such that all of the proposed affordable units would be offered at "low" income rates. The second concession requested by the applicant is to Land Use Policy (3) of the *Amendments to the Strawberry Community Plan, 1982* which specifies that 90-100 student housing units be required on site.

In addition, the applicant has requested several waivers as described below:

Marin Municipal Code Section	**Description of Waiver Request**	**Deviation Proposed**
22.22.080(E) and (F)	Deviation from the requirement that affordable units shall be dispersed throughout the site.	Applicant proposes to cluster affordable units in three buildings.
22.22.080(F)	Deviation from the requirement that affordable units shall contain the	Applicant proposes that affordable units, on average, contain 2.2

	same number of bedrooms as the market rate units.	bedrooms rather than the 2.6 bedrooms provided in the market rate units.
Title 22-Height limits	Deviation from the height limits required under the Development Code.	Some of the proposed residences exceed the 30-foot height limit.
Title 24-Roadway widths	Roadway widths along Shuck, Storer, Hodges, Reed and Green	Applicant proposes to reduce the required width of roadways.
Title 24-Roadway Curvature	Horizontal and vertical curves-various locations	A design speed of 20 MPH (signed at 15 MPH) is proposed to reduce the number of horizontal curves that have radii less that is recommended for a 25 MPH design speed road
24.04.110(c)	Eliminate shoulders	Eliminate shoulders where curbs are included.
24.04.250	Reduce driveway lengths at Green Lane, Mission Shuck Lane	Waiver to driveway lengths along the indicated streets. This will promote pedestrian use and encourage traffic calming.
Amendments to the Strawberry Community Plan 1982, Development Guide-lines, Area 6	Waiver from prohibition of residential housing on Chapel Hill	Waiver request to allow residential units on Chapel Hill.

The applicant has summarized the requested waivers and concessions in an Affordable Housing Plan. The applicant has provided justification as to why the request complies with state law and has identified "actual and identifiable cost savings". Further the applicant has indicated that without the waivers to those standards listed above, the construction of the project would be physically precluded.

Therefore, the County grants relief to those requirements and standards enumerated in the applicant's Affordable Housing Plan consistent with state law.

F. WHEREAS, the project is consistent with the mandatory findings for Master Plan approval pursuant to Marin County Code Section 22.44.070(A)(3) for the following reasons:

(1) The Master Plan or Master Plan amendment is consistent with the goals, policies, objectives, and programs of the Countywide Plan as indicated below:

a. Countywide Plan-Built Environment Element-the following goals and policies from the CWP Built Environment Element apply to the proposed development:

I. *Community Design.*

(a) Policy DES-3.1: Promote Infill. Encourage the development of vacant and underutilized parcels consistent with neighborhood character.

(b) Policy DES-3.2: Promote Green Spaces. Encourage the creation of high-quality community plazas, squares, greens, commons, community and neighborhood parks, and rooftop gardens.

(c) Policy DES-4.1: Preserve Visual Quality. Protect scenic quality and views of the natural environment — including ridgelines and upland greenbelts, hillsides, water, and trees — from adverse impacts related to development.

Consistency Analysis Policies DES-3.1 and DES-3.2: The proposed development would be visually clustered with open space surrounding and between building clusters. The visual character of surrounding neighborhoods on the Strawberry Peninsula is continuous development with little to no visual open space between structures. The project would visually expand that development but with open spaces. Visual open space and park areas would be either preserved or redeveloped as approximately 70-percent of the project site is proposed to be maintained as undeveloped space. The project would be designed to preserve existing viewsheds and the Strawberry ridgeline; establish new parks, trails, and pedestrian pathways; and provide the community access to open space. No existing vistas to important natural features would be blocked with the development. The form of Seminary Point, the major visible natural feature of the project site, would not be changed and would continue to be a locally dominant natural promontory. Though more expansive than the existing site development, the project would create a harmonious, ordered, and coherent development within the project site as compared to existing improvements.

*Consistency Analysis Policy 4.1:*The site is not within a Ridge or Upland Greenbelt area (CWP Map 3-4). Most of the development visible to the general public would be clustered below local ridgelines. As discussed in the EIR for the project, public visibility to the project site is limited to a middle ground view from Tiburon (KOP #13, Figure 3.1-12 of the DEIR), views from the west including Seminary Drive (KOP #2, Figure 3.1-19 of the DEIR), and middle ground views from the edge of Richardson Bay (KOP #23b, Figure 3.1-26 of the DEIR). Implementation of Conditions of Project Approval (Mitigation Measures 3.1-1b and 3.1-1c) required below, which, when combined with site landscaping would reduce visibility of the development and further protect views of local ridgelines over time.

II. Community Development.

(a) Policy CD-1.1: Direct Land Uses to Appropriate Areas. Concentrate urban development in the City-Centered Corridor, where infrastructure and facilities can be made available most efficiently. Protect sensitive lands in the Baylands Corridor. Emphasize agricultural uses in the Inland Rural Corridor, along with preservation of resources, habitat, and existing communities. Focus on open

space, recreational, and agricultural land uses, as well as preservation of existing communities, in the Coastal Corridor.

(b) Policy CD-1.2: Direct Urban Services. Discourage extension of urban levels of service to serve new development beyond urban service areas.

(c) Policy CD-2.1: Provide a Mix of Housing. The range of housing types, sizes, and prices should accommodate workers employed in Marin County. This includes rental units affordable to lower-wage earners and housing that meets the needs of families, seniors, disabled persons, and homeless individuals and families.

(d) Policy CD-2.5: Locate Housing Near Activity Centers. Provide housing near jobs, transit routes, schools, shopping areas, and recreation to discourage long commutes and lessen traffic congestion.

(e) Policy CD-2.8: Limit Development in Resource or Hazard Areas. Discourage development in areas with high natural resource value or threats to life or property, and restrict development in such areas to minimize adverse impacts.

(f) Policy CD-2.11: Promote Diverse Affordable Housing Strategies. Promote a diverse set of affordable housing strategies to convert existing market rate units to permanently affordable units in addition to building affordable housing in appropriate locations.

(g) Policy CD-5.1: Assign Financial Responsibility for Growth. Require new development to pay its fair share of the cost of public facilities, services, and infrastructure, including but not limited to transportation, incremental water supply, sewer and wastewater treatment, solid waste, flood control and drainage, schools, fire and police protection, and parks and recreation. Allow for individual affordable housing projects to be exempted from the full cost of impact fees, subject to meeting specified criteria.

*Consistency Analysis Policies CD-1.1 and CD-1.2:*The proposed project is within the City-Centered Corridor under the CWP and the project site is currently served by existing infrastructure, including roads, water and sewer lines, electric and natural gas lines, and stormwater facilities. The project site is within the service areas of the Richardson Bay Sanitation District, Sewerage Agency of Southern Marin, Marin Municipal Water District, Mill Valley Refuse Service, and Pacific Gas & Electric. Because the site is currently served, annexation is not required. The proposed project would connect to existing utilities currently serving the project site and would not require the construction of any new or expanded offsite utilities.

Consistency Analysis Policies CD-2.1 and -2.11: The proposed project includes a range of housing types, sizes, and prices. The project includes the construction of 324 new/replacement housing units, including a mix of single- and multi-family (one-, two, and three-bedroom units), consisting of market rate and affordable housing

(low-income) units. Of the 324 new/replacement housing units that could be developed under the project, up to 70 units would be affordable housing units available to low-income households. Additionally, the proposed project includes a new residential care facility that would be designed to serve adults 55 and older with capacity to house up to 170 residents. The housing would consist of up to 100 independent living apartments and 50 assisted living and memory care residences. The provision of the residential care facility would provide additional housing opportunities in the county for seniors and disabled persons.

As discussed above, applicant has requested incentives under State Density Bonus Law to the County's inclusionary requirements. Please see the discussion above for more information regarding the project and consistency with state housing law.

Consistency Analysis Policies CD-2-5 and CD-2-8: The project is located on the former Golden Gate Baptist Seminary site, which is currently leased by Olivet University. The proposed project includes the construction of 324 new/replacement housing units on the project site. The applicant has requested an amendment to the Amendments to the Strawberry Community Plan, 1982 to remove the requirement to provide 90-100 student housing units on the site. The applicant has entered into an Environmental Settlement Agreement, dated March 1, 2026, with the Strawberry Neighborhood Association which limits the nature of the on-site educational use to graduate, post-graduate, and/or research program instruction. Further the agreement stipulates that, should on-site enrollment of the educational institution exceed 325 enrollees, then enrollees in excess of 325 must be housed on the project site.

Additionally, the project would maintain approximately 70 percent of the project site as open space, athletic fields, paths, and plazas, and a network of trails would be established on the site. The project would be designed to preserve existing viewsheds and the Strawberry ridgeline; establish new parks, trails, and pedestrian pathways; and provide the community with access to open space. Furthermore, the project site is approximately 0.5-mile from Strawberry Village shopping center, which includes retail, restaurants, and a grocery store.

The project site is developed with existing structures and established uses. As discussed in the Biological Resources section of the Draft EIR for the project, although the project site supports sensitive habitat, plants, and wildlife, mitigation measures have been proposed to reduce any potentially significant impacts of the proposed project on biological resources to less than significant.

Additionally, as discussed in Section 3.6, "Geology and Soils," the project site is not located within an Alquist-Priolo Earthquake Fault Zone, and there is no indication that any active or potentially active faults are present within or in immediate proximity to the site. However, the project site is within areas mapped with steep slopes, bay mud, or as potentially liquefiable; thus, the proposed project could exacerbate potential risks associated with seismically induced ground failure, slope instability, and landslides.

Although the project site is in an area of geologic instability, mitigation measures are proposed that would reduce the proposed project's potential to exacerbate hazards associated with seismically induced ground failure, slope instability, and landslides. The project site is not within a designated flood hazard area and would not be inundated by a tsunami or sea level rise under near-, mid-, or long-term scenarios. Therefore, the proposed project would be consistent with this policy with implementation of mitigation

Consistency Analysis Policy CD-5.1: The proposed project would pay its fair share contribution towards all required development impact fees for public facilities, services, and infrastructure. Therefore, the proposed project would be consistent with this policy.

III. Noise.

(a) Policy NO-1.1: Limit Noise from New Development. Direct the siting, design, and insulation of new development to ensure that acceptable noise levels are not exceeded.

(b) Policy NO-1.2: Minimize Transportation Noise. Ensure that transportation activities do not generate noise beyond acceptable levels, including in open space, wilderness, wildlife habitat, and wetland areas.

(c) Policy NO-1.3: Regulate Noise Generating Activities. Require measures to minimize noise exposure to neighboring properties, open space, and wildlife habitat from construction-related activities, yard maintenance equipment, and other noise sources, such as amplified music.

(d) Policy NO-1.4. Regulation Noise Generating Activities. Require measures to minimize noise exposure to neighboring properties, open space, and wildlife habitat from construction related activities, yard maintenance equipment, and other noise sources, such as amplified music.

Consistency Analysis Policy NO-1.1, NO-1.2, NO-1.3, and NO-1.4: The proposed project would be designed in compliance with all applicable noise standards for interior noise levels. While the operation of new HVAC equipment associated with the proposed project could result in a substantial increase in permanent noise during the quietest times of the night, mitigation is proposed to reduce this impact to less than significant. Therefore, the proposed project would be consistent with this policy with implementation of mitigation.

Long-term increases in traffic noise could occur as a result of increased vehicular trips generated by the project on local roads near the project site. However, project-related traffic noise levels would not exceed applicable noise thresholds. Therefore, the proposed project would be consistent with this policy.

Construction activities associated with the proposed project would generate noise levels that would intermittently constitute a substantial increase (perceived more than

doubling of the existing noise levels) for an extended period of construction time. However, mitigation is proposed to reduce construction noise levels to the extent feasible. Therefore, the proposed project would be consistent with this policy with implementation of mitigation.

IV.Transportation.

(a) Policy TR-1.1: Manage Travel Demand. Improve the operating efficiency of the transportation system by reducing vehicle travel demand and provide opportunities for other modes of travel. Before funding transportation improvements consider alternatives—such as Transportation Demand Management (TDM)—and prioritize projects that will reduce fossil fuel use and reduce single occupancy vehicle trips.

(b) Policy TR-1.4: Share the Costs for Improvements. Require new development to pay for or otherwise improve its fair share of the transportation system impacts.

(c) Policy TR-1.5: Require Necessary Transportation Improvements. Require necessary transportation improvements to be in place, or otherwise guaranteed to result in their timely installation, before or concurrent with new developments. In evaluating whether a transportation improvement is necessary, the county shall consider alternatives to the improvement consistent with Policy TR1.1, Manage Travel Demand, and the extent to which the improvement will offset the traffic impacts generated by proposed and expected development and restore acceptable traffic levels of service.

(d) Policy TR-1.8: Reduce Vehicle Miles Traveled. Reduce the rate of increase for total vehicle miles traveled by single-occupant automobile to not exceed the population growth rate.

(e) Policy TR-2.1: Improve the Bicycle and Pedestrian Network. Promote adequate bicycle and pedestrian links, to the extent feasible, throughout the county, including streetscape improvements and standards that are safe and pedestrian and bicycle friendly.

(f) Policy TR-2.2: Provide New Bicycle and Pedestrian Facilities. Where appropriate, require new development to provide trails or roadways and paths for use by bicycles and/or on-street bicycle and pedestrian facilities. In-lieu fees may be accepted if warranted in certain cases.

Consistency Analysis Policies TR-1.1, TR-1.4 and 1.8: Implementation of the proposed project by 2040 would result in a total of up to approximately 850 residents (i.e., 680 residents for the 336 single family and multi-family units, 170 new residents for the residential care facility), 1,000 students (the maximum allowed under the 1953 CUP), and 310 employees (240 campus employees, 36 new employees for the residential care facility, and 34 new employees for the fitness center).

The Traffic Impact Study (TIS) prepared for the project EIR evaluated VMT impacts associated with the residential and academic campus components of the project separately and determined that the residential component of the project would result in significant impacts related to VMT. (It should be noted that the VMT associated with the academic campus use did not result in significant CEQA impacts).

Mitigation measures have been included as conditions of project approval to address VMT effects including the requirement for County approval of a Transportation Demand Management Program (TDMP). The applicant would be responsible for implementing the TDMP, and for funding and overseeing the delivery of trip reduction/TDM proposed programs and strategies to achieve the maximum feasible trip reductions as determined in collaboration with the County's Department of Public Works.

As discussed above, the applicant has entered into an Environmental Settlement Agreement, dated March 1, 2026, with the Strawberry Neighborhood Association that limits the nature of the on-site educational use to graduate, post-graduate, and/or research program instruction. Further the agreement stipulates that should on-site enrollment of the educational institution exceed 325 enrollees, then enrollees in excess of 325 must be housed on the project site. The applicant has applied to memorialize these commitments in the Master Plan for the project. Traffic associated with the project would be reduced via these commitments and associated Use Permit amendment by narrowing the nature of the on-site educational uses and requiring that on-site housing be provided for enrollees should enrollment exceed 325 individuals.

Consistency Analysis Policies TR-1.5: The project would be subject to review by County staff, thus ensuring all federal and County standards and regulations regarding design and safety would be met. Federal accessibility standards and regulations are identified in ADA and PROWAG guidelines. Additionally, the project would be required to comply with County of Marin roadway design standards as identified in the Uniform Construction Standards (Marin County 2018a) and Marin County Code (Marin County 2022), including those identified in Chapter 19.05, pertaining to regulations regarding streets improvements abutting building sites, and Title 24 of the Marin County Code, which includes the County's Development Standards.

The project currently contains 608 parking spaces, including 311 residential parking spaces and 297 parking spaces for the academic campus. The required parking supply for development projects in the County is identified in Section 24.04.340 of the Marin County Code. The project would provide a total of 944 parking spaces in a three-tiered parking lot and in underground garages in residential structures and garages in duplexes. This includes 51 existing residential spaces, 467 new spaces for proposed residential development, 185 new spaces for the proposed residential care facility, and 241 spaces for the academic campus.

The TIS found that a total of 915 parking stalls would be necessary to meet demand during a typical weekday. Based on Marin County Code parking requirements as well as the estimated parking demand based on ITE parking rates, the parking provided for residential uses would be adequate.

According to the County Code, the project would be required to provide a total of 539 parking spaces for the proposed residential uses, which would be exceeded by the proposed 703 parking spaces. However, the 241 parking spaces for the academic campus would not be sufficient to meet demand at build-out and with enrollment, thus resulting in potential spillover into adjacent residential areas, which could result in secondary impacts to emergency vehicle access and bicyclists using on-street bike lanes if blocked by illegally parked campus-related vehicles. An additional 144 parking spaces beyond the proposed 241 spaces would be needed to meet the estimated demand for the academic campus. Approximately 60 percent of the proposed academic campus build-out and attendant enrollment could be accommodated with the proposed parking supply.

Given the location of academic uses on the eastern end of the project site, the most likely location for spillover parking to occur would be on the west side of East Strawberry Drive, both north and south of Herring Drive. The shoulder on the west side of East Strawberry Drive along this segment is about seven feet wide, which is sufficient for a parked vehicle; however, there is no sidewalk on the west side of East Strawberry Drive in this area. Students or employees parking on this portion of East Strawberry Drive would either walk in the southbound travel lane or cross the street twice to use the sidewalk on the east side of the roadway, creating potential conflicts between pedestrians and vehicles. Therefore, because some of the internal roadways would not meet County roadway width requirements and the project would not supply the necessary number of parking spaces to avoid parking spillover, the project could potentially result in a substantial increase in transportation hazards related to operations.

Based on the peripheral location of the campus on the Strawberry Peninsula and removed from transit service and destinations other than the surrounding residential uses, it is not anticipated that TDM measures to encourage increased use of transit, bicycle, or pedestrian travel to the campus would be effective without substantial incentives and dedicated shuttle service to the campus. The establishment of a dedicated level of remote course work and office hours may reduce parking demand depending on how schedules are structured. It is anticipated that the most effective parking demand reduction measure would be a permanent dedication of a share of the market rate housing units for campus faculty and staff, which would also reduce VMT impacts for the project housing uses; however, at this time, the project description does not propose these strategies. Several mitigation measures have been included as conditions of project approval to ensure that the project is consistent with the County's transportation policies related to transportation improvements including the approval of a construction traffic control plan prior to the start of construction that would detail the number of construction traffic trips, maintain safe and efficient access for emergency and other vehicles, etc. In addition, requirements

to widen roads to meet County requirements and address parking demand have been required herein.

Consistency Analysis Policies TR-2.1 and TR-2.2: The Marin Countywide Plan establishes the County's commitment to increasing active transportation as a form of travel within its jurisdiction. Policies TR-2.1 and TR-2.2 promote the implementation of bicycle and pedestrian infrastructure and supportive facilities from new development to create a fully integrated active transportation system that increases safety and comfort for pedestrians and bicyclists. Additionally, the County's Bicycle and Pedestrian Master Plan sets goals to expand bicycle and pedestrian facilities and access in and between neighborhoods, employment centers, shopping areas, schools, and recreational sites,

The project would provide new bicycle and pedestrian paths within the project site. In addition, the construction of new trails and sidewalks throughout the project site is proposed. Figure 2-7, of the project EIR depicts the new pedestrian facilities along several roadways in the project site, thus providing connections between the project's land uses and the Seminary Drive Bus Pad and bus stops at the US 101/Seminary Drive interchange. There are currently pedestrian facilities between these bus stops along US 101 and the entrance to the project site. The new trails and walkways within the project site and depicted in Figure 2-7 would provide continuous pedestrian facilities between the US 101 bus hub and the academic campus area as well as the new residential units. Additionally, the project would not degrade any existing pedestrian facilities and general internal circulation patterns would not change.

Class II bicycle lanes exist along Seminary Drive and Class III bicycle routes are provided along Strawberry Lane. The project would develop new Class III bicycle routes throughout the internal roadway network shown in Figure 2-8, "Regional Bicycle Access Diagram" of the project EIR. Additionally, the project would not degrade any existing bicycle facilities and internal circulation would not change, as previously discussed. A condition of project approval has been required to ensure that project bicycle routes connect with existing bicycle routes appropriately, and that the applicant evaluate the feasibility of providing Class II bicycle lanes on select segments of project roadways, as appropriate, in consultation with the County's DPW and consistent with the project EIR.

Therefore, the project would expand bicycle routes and pedestrian facilities, thus improving access and encouraging bicycling and walking as daily forms of transportation in Marin County. Furthermore, the project's addition of pedestrian and bicycle improvements would enhance safety for residents, staff, students, and visitors navigating the project site by foot, bike, or other nonmotorized mode of transportation. For these reasons, the project is consistent with these policies.

V. <u>Public Facilities and Services.</u>

(a) Policy PFS-1.1: Require Cost-Sharing. Require new development to pay for the infrastructure it requires and the public services it receives.

(b) **Policy PFS-1.4: Reduce Demand on Public Facilities.** Reduce per capita and total demand for water and wastewater treatment, and enhance storm water management through integrated and cost-effective design, technology, and demand reduction standards for new development and redevelopment.

(c) **Policy PFS-2.1: Conserve Water and Utilize Sustainable Sources.** Promote conservation to increase the responsible use and reliability of water supplies. Reduce the waste of potable water through efficient technologies, design, and management practices, and through better matching of the source and quality of water to the user's needs.

(d) **Policy PFS-2.2: Mitigate Increased Water Demand in New Development.** Work with local water agencies to mitigate increases in water demand due to new development by supporting water efficiency programs that decrease demand by a similar amount.

(e) **Policy PFS-2.3: Manage Water Resources Sustainably.** Manage water resources to ensure equitable amounts of clean water for all users, to support wildlife habitat, and to preserve natural resources within the sustainable limits of water supplies.

(f) **Policy PFS-3.1: Reduce Toxics in Wastewater.** Minimize the potential for pollution to water and other resources from sewage treatment.

(g) **Policy PFS-3.3: Reduce Storm Water Volume.** Implement appropriate upstream water-saving technologies to reduce storm water volumes and increase percolation. Increase permeable surfaces and encourage on-site percolation to reduce storm water volume and potential overflow of wastewater treatment facilities.

(h) **Policy PFS-4.1: Reduce the Solid Waste Stream.** Promote the highest and best use of discarded materials through redesign, reuse, composting, and shared producer responsibility. Emphasize a closed-loop system of production and consumption.

(i) **Policy PFS-4.2: Protect Environmental Health.** Require the use of waste processing and disposal techniques that prevent the contamination or other impairment of natural resources.

(j) **Policy PFS-4.3 Plan for Waste Transformation or Disposal.** Plan for the transformation or elimination of waste materials that cannot be reduced, recycled, or composted.

Consistency Analysis Public Facility Policies: The project site includes existing utility infrastructure for potable water, sanitary sewer, gas, electricity, and stormwater. Although the proposed project would increase demand for communications services, including cable, voice, and data services, the project site is in an urbanized area

currently served by telecommunication facilities and would not increase the demand such that new or expanded telecommunication facilities would be required to serve the project. Implementation of the proposed project would require the extension of various onsite utility lines to the proposed new structures to accommodate the increased utility demands of the project. Development of the site would include retention of existing infrastructure as well as installation of new utility lines and infrastructure.

Regarding storm drainage facilities, the proposed project would result in a net increase of impervious surface area within the project site of approximately 5.3 acres. This impervious area would result in an overall increase between pre-development and post-development peak runoff in the 100-year storm for most subwatersheds in the project site. Bioretention and detention facilities are proposed and would be installed to increase detention time of runoff, such that the 100-year post-development peak discharge flow rates would not exceed pre-development peak discharge rates. Buildout of the project would include retention of existing storm drain infrastructure as well as installation of new drainage inlets, storm drain pipes, and stormwater best management practices (e.g., bioretention and detention facilities). All storm drain facilities would be designed in accordance with the Marin County requirements, which include specific requirements to ensure consistent design of storm drains throughout the county.

The installation of all utilities would comply with applicable requirements of the County Code and the applicant would be required to pay their fair share of costs associated with public facilities, services, and infrastructure. By complying with County Code requirements, storm water management would be enhanced through integrated and cost-effective design, technology, and demand reduction standards, waste of potable water through efficient technologies, design, and management practices would be minimized, and water efficiency programs would be employed.

(b) Countywide Plan-Natural Systems and Agriculture Element -the following goals and policies from the CWP Natural Systems and Agriculture Element apply to the proposed development:

I.<u>Biological Resources.</u>

(a) Policy BIO-1.1: Protect Wetlands, Habitat for Special-Status Species, Sensitive Natural Communities, and Important Wildlife Nursery Areas and Movement Corridors. Protect sensitive biological resources, wetlands, migratory species of the Pacific flyway, and wildlife movement corridors through careful environmental review of proposed development applications, including consideration of cumulative impacts, participation in comprehensive habitat management programs with other local and resource agencies, and continued acquisition and management of open space lands that provide for permanent protection of important natural habitats.

(b) **Policy BIO-1.3: Protect Woodlands, Forests, and Tree Resources.** Protect large native trees, trees with historical importance; oak woodlands; healthy and safe eucalyptus groves that support colonies of monarch butterflies, colonial nesting birds, or known raptor sites; and forest habitats. Prevent the untimely removal of trees through implementation of standards in the Development Code and the Native Tree Preservation and Protection Ordinance. Encourage other local agencies to adopt tree preservations ordinances to protect native trees and woodlands, regardless of whether they are located in urban or undeveloped areas.

(c) **Policy BIO-1.4: Support Vegetation and Wildlife Disease Management Programs.** Support agency programs and proven methods to limit the impacts of Sudden Oak Death syndrome and any other diseases harmful to native vegetation and wildlife in Marin County, while addressing any potential adverse effects on sensitive resources.

(d) **Policy BIO-1.5: Promote Use of Native Plant Species.** Encourage use of a variety of native or compatible non-native, non-invasive plant species indigenous to the site vicinity as part of project landscaping to improve wildlife habitat values.

(e) **Policy BIO-1.6: Control Spread of Invasive Exotic Plants.** Prohibit use of invasive species in required landscaping as part of the discretionary review of proposed development. Work with landowners, landscapers, the Marin County Open Space District, nurseries, and the multi-agency Weed Management Area to remove and prevent the spread of highly invasive and noxious weeds. Invasive plants are those listed in the State's Noxious Weed List, the California Invasive Plant Council's list of "Exotic Pest Plants of the Greatest Ecological Concern in California," and other priority species identified by the agricultural commissioner and California Department of Agriculture.

(f) **Policy BIO-1.7: Remove Invasive Exotic Plants.** Require the removal of invasive exotic species, to the extent feasible, whine considering applicable measures in discretionary permit approvals for development projects unrelated to agriculture, and include monitoring to prevent the re-establishment in managed areas.

(g) **Policy BIO-1.8: Restrict the Use of Herbicides, Insecticides, and Similar Materials.** Encourage the use of integrated pest management and organic practices to manage pests the least possible hazard to the environment. Restrict the use of insecticides, herbicides, or any toxic chemical substance in sensitive habitats, except when an emergency has been declared; the habitat itself is threatened; a substantial risk to public health and safety exists, including maintenance for flood control; or such use is authorized pursuant to a permit issued by the agricultural commissioner. Encourage nontoxic strategies for pest control, such as habitat management using physical and biological controls, as an alternative to chemical treatment, and allow use of toxic chemical substances only after other approaches have been tried and determined unsuccessful. Continue to implement the Integrated Pest Management ordinance for county-related operations.

(h) **Policy BIO-2.1: Include Resource Preservation in Environmental Review.** Require environmental review pursuant to CEQA of development applications to assess the impact of proposed development on native species and habitat diversity, particularly special-status species, sensitive natural communities, wetlands, and important wildlife nursery areas and movement corridors. Require adequate mitigation measures for ensuring the protection of any sensitive resources and achieving “no net loss” of sensitive habitat acreage, values, and function.

(i) **Policy BIO-2.2: Limit Development Impacts.** Restrict or modify proposed development in areas that contain essential habitat for special-status species, sensitive natural communities, wetlands, baylands and coastal habitat, and riparian habitats, as necessary to ensure the continued health and survival of these species and sensitive areas. Development projects should preferably be modified to avoid impacts on sensitive resources, or to adequately mitigate impacts by providing on-site or (as a lowest priority) off-site replacement at a higher ratio.

(j) **Policy BIO-2.3: Preserve Ecotones.** Condition of modify development permits to ensure that ecotones, or natural transitions between habitat types, are preserved and enhanced because of their importance to wildlife. Ecotones of particular concern include those along the margins of riparian corridors, baylands and marshlands, vernal pools, and woodlands and forests where they transition to grasslands and other habitat types.

(k) **Policy BIO-2.4: Protect Wildlife Nursery Areas and Movement Corridors.** Ensure that important corridors for wildlife movement and dispersal are protected as a condition of discretionary permits, including consideration of cumulative impacts. Features of particular importance to wildlife movement may include riparian corridors, shorelines of the coast and bay, and ridgelines. Linkages and corridors shall be provided that connect sensitive habitat areas such as woodlands, forests, wetlands, and essential habitat for special-status species, including and assessment of cumulative impacts.

(l) **Policy BIO-2.5: Restrict Disturbance in Sensitive Habitat During Nesting Season.** Limit construction and other sources of potential disturbance in sensitive riparian corridors, wetlands, and Baylands to protect bird nesting activities. Disturbance should generally be set back from sensitive habitat during the nesting season from March 1 through August 1 to protect bird nesting, rearing, and fledging activities. Preconstruction surveys should be conducted by a qualified professional where development is proposed in sensitive habitat areas during the nesting season, and appropriate restrictions should be defined to protect nests in active use and ensure that any young have fledges before construction proceeds.

(m) **Policy BIO-3.1: Protect Wetlands.** Require development to avoid wetland areas so that the existing wetlands and upland buffers are preserved and opportunities for enhancement are retained (areas within setbacks may contain significant

resource values similar to those within wetlands and also provide a transitional projection zone). Establish a Wetland Conservation Area (WCA) for jurisdictional wetlands to be retained, which includes the protected wetlands and associated buffer area. Development shall be set back a minimum distance to protect the wetland and provide an upland buffer.

(n) Policy BIO-4.18: Promote the Use of Permeable Surfaces When Hardscapes Are Unavoidable in the SCA and WCA. Permeable surfaces rather than impermeable surfaces shall be required whenever feasible in the Stream Conservation Area and WCA.

(o) Policy BIO-4.20: Minimize Runoff. In order to decrease stormwater runoff, the feasibility of developing a peak stormwater management program shall be evaluated to provide mitigation opportunities such as removal of impervious surface or increase stormwater detention in the watershed.

Consistency Analysis- Policies Bio-1.1, Bio-1.3, Bio-2.1, Bio-2.1, Bio-2.2, Bio-2.3, Bio-2.4, Bio-3.1, and Bio-4.18: Table 3.4-1 of the EIR identified fourteen different landcover and landscape features that exist on the project site as follows: Acacia Woodland, Annual Grassland, Coast Live Oak Woodland, Coastal Scrub, Closed-Cone Pine-Cypress Forest, Eucalyptus Woodland, French Broom Scrub, Freshwater Emergent Wetland, Montane Hardwood, Ornamental Forest, Perennial Grassland, Roadside Ditch and Cement/Rock Lined Ditch and Development/Disturbed. Table 3.4-3 of the EIR identifies several sensitive natural communities that exist on the project site. The project site does not contain nor is adjacent to riparian habitat. While the site contains freshwater emergent wetland (0.04 acre), project activities are not expected to result in significant effects to wetlands. Table 3.4-2 of the EIR identifies 28 special-status botanical species that may occur on the project site based on the ranges and the presence of suitable land cover types and soils for the species.

Construction and grading for new buildings, roads, trails, and other project components in woodland, forest, scrub, and grassland habitats would result in ground disturbance of habitat potentially suitable for special-status plants on the project site. Although the perennial grasslands that are scattered throughout the project site are fragmented, regularly mowed, and surrounded by development, special-status plants (e.g., Adobe sanicle, Scouler's catchfly, San Francisco campion) may be present in these areas. Annual grassland represents a very small portion of the project site and may host similar grassland species. Coastal scrub habitat, which occurs in the Shuck Drive Knoll Planning area and the Seminary Point Planning Area, has been degraded by nonnative annual grasses and French broom; however, these habitats may provide habitat for special-status plants such as Marin checker lily, Point Reyes horkelia, and Fragrant fritillary. The forested and woodland habitats within the project site may also contain special-status plants, some of which may also be found in scrub and grassland habitats (e.g., San Francisco collinsia, Franciscan thistle) (Table 3.4-2). The developed and disturbed portions of the project site (Figure 3.4-1, “Land Cover on the Project Site”) are composed of existing development and highly disturbed vegetation and do not provide habitat for special-status species.

Construction activities that occur within habitats suitable for special-status plants could result in the crushing or removal of individual plants that occur within the construction area, as well as damage to special-status plants outside of the construction area due to construction dust; however, the effects of dust on special-status plants would be minimized due to the dust control requirements in the Marin County Code Section 22.20.040. The potential crushing, removal, and damage of special-status plants and loss of habitat due to implementation of the project would have the potential to substantially reduce the number of individuals and range of these species. Several mitigation measures have been included as conditions or approval below to minimize potential impacts to special status botanical species and habitats these include requirements to avoid and minimize impacts to special status plants by conducting pre-construction surveys and providing and employing recommendations to minimize effects prior to the start of construction and grading.

The EIR identifies monarch butterfly, white tailed kite, American peregrine falcon and bald eagle as special status wildlife with the potential to occur on the project site. Stands of mature trees in the northern portion of the site within the Woodland Buffer and within the Seminary Point Planning Area may be suitable for overwintering monarch butterflies, however no overwinter monarchs have been documented on the project site. While there have been reported sightings of white tailed kite, American peregrine falcon and bald eagle on the site, the EIR concluded that the project site lacks suitable nesting habitat for the falcon and that the existing site disturbance makes it unlikely for bald eagle nesting. The EIR concluded that white-tailed kite may forage on site in the grassland and nearby wetland areas, and trees in the less disturbed areas of the site may provide suitable nesting habitat for the species. While special-status bat species have not been documented on the project site, if a building were to become unused for an extended period of time the potential for bat roosting exists in these structures, as well as the broad leafed mature trees that exist on the project site. To minimize potential effects to monarch butterfly, mitigation measures have been required as conditions of approval that require preconstruction surveys and avoidance of stands of trees that show evidence of monarch roosting. To ensure effects to white-tailed kite and roosting bat species are minimized, mitigation measures have been required below that prescribe avoidance measures.

Consistency Analysis-Policies Bio-1.4, Bio-1.5, Bio-1.6, Bio-1.7, Bio-1.8, Bio-4.20: Project-related ground disturbance could result in the introduction of new invasive plants to the project site and spread of existing invasive plants on site. Furthermore, construction of new buildings, roads, trails, and other project components would increase impervious surface cover, which would remove habitat potentially suitable for special-status plants. Landscaping, implementation of defensible space, and fuels management actions would also occur in habitat potentially suitable for special-status plants and could result in the crushing or removal of individual special-status plants, and introduction and spread of invasive plants. While landscaping would not increase impervious surface cover, the planting of landscaping (although use of native species is proposed) could remove or degrade habitat for special-status plants through the introduction of competing species. Mitigation measures included as conditions of

approval below would reduce impacts associated with the introduction and spread of exotic species and loss of impervious area.

II. *Trails.*

(a) Policy TRL-1.2: Expand the Countywide Trail System. Acquire additional trails to complete the proposed countywide trail system, providing access to or between public lands and enhancing public trail use opportunities for all user groups, including multi-use trails, as appropriate.

(b) Policy TRL-2.1: Preserve the Environment. In locating and designing trails, protect sensitive habitat and natural resources by avoiding those areas.

(c) Policy TRL-2.6 Provide Multiple Access Points. Design trails with multiple access points to maximize accessibility and minimize concentrating access.

Consistency Analysis Trails Policies: Approximately 70 percent of the project site is proposed to be maintained as open space, athletic fields, paths, and plazas, and the project involves making improvements to existing trails on the site and establishing new trails and pathways (see Figure 2-7, "Pedestrian and Bus Access Diagram" of the project EIR). Among the improvements include a new walking path approximately 4 feet wide that would be constructed on the berm proposed along the Seminary Playing Field, which would connect the playing field to the proposed trail system throughout the project site. A pedestrian trail in the knoll would be established with views of the San Francisco Bay, San Francisco, and Mount Tamalpais. The existing hilltop in the Chapel Hill Planning Area would be preserved as a park and wildlife corridor. The park, which would be open to the public, would include an arbor and landscaping and would offer views of the San Francisco Bay and San Francisco skyline. The slopes adjacent to the academic campus, located between Storer Drive and Mission Drive, would be planted with native fire- and drought-resistant plants. The project also would include maintenance of the existing woodland buffer located in the northern portion of the project site along Ricardo Road and Richardson Drive.

In addition to these improvements, the project would include improvements to existing trails and establishing new trails and pathways, all of which would be available for use by the public. The 4-foot-wide trail that begins at the main entrance to the project site at Seminary Drive and wraps around Seminary Point would be improved, and any dense brush along the trail would be cleared. This trail includes scenic vista points that overlook Richardson Bay and provide views of the San Francisco skyline. The portion of Storer Drive parallel to East Strawberry Road would be repaved and improved as a pedestrian pathway. Trees and landscaping would be planted adjacent to the path.

The Marin County Development Code requires new residential developments to provide developed park and recreational land and/or pay a fee in lieu of parkland dedication, pursuant to the Quimby Act, to help mitigate the impacts of the new residential demand on existing parkland and recreational facilities. In compliance with

the Subdivision Map Act, specifically Government Code Section 66477(a)(2), 3 acres of land for each 1,000 persons residing in a subdivision subject to the act must be devoted to neighborhood and community park and recreational purposes. As described above, approximately 70 percent of the project site is proposed to be maintained as open space, athletic fields, paths, and plazas, and the project involves making improvements to existing trails on the site and establishing new trails and pathways. Per Marin County Code 22.84.070, these uses may be dedicated for park or recreation purposes as part of the project permitting process, or payment of in lieu fees (or a combination of both) may be required pursuant to Marin County Code 22.98.040. To ensure that the trail and open space improvements are designed, constructed, and dedicated for public use, a condition of project approval has been included herein that requires the preparation and approval by the County of an "Open Space and Trail Improvement Program", consistent with the CWP trail policies, the Development Code and other applicable County policies.

III. Atmosphere and Climate.

(a) Policy AIR-1.1 Coordinate Planning and Evaluation Efforts. Coordinate air quality planning efforts with local, regional, and State agencies, and evaluate the air quality impacts of proposed plans and developments projects.

(b) Policy AIR-1.2. Meet Air Quality Standards. Seek to attain or exceed the more stringent of federal or State Ambient Air Quality Standards for each measured pollutant.

(c) Policy AIR-1.3. Require Mitigation of Air Quality Impacts. Require projects that generate potentially significant levels of air pollutants, such as quarry, landfill operations, or large construction projects, to incorporate best available air quality mitigation in the project design.

(d) Policy AIR-2.1. Buffer Emission Sources and Sensitive Land Uses. Consider potential air pollution and odor impacts from land uses that may emit pollution and/or odors when location (a) air pollution sources, and (b) residential and other pollution-sensitive land uses in the vicinity of air pollution sources (which may include freeways, manufacturing, extraction, hazardous materials storage, landfill, food processing, wastewater treatment, and other similar uses).

(e) Policy AIR-4.1: Reduce Greenhouse Gas Emissions. Adopt practices that promote improved efficiency and energy management technologies; shift to low-carbon and renewable fuels and zero emission technology.

Consistency Analysis Policies AIR-1.1, AIR-1.2, AIR-1.3 and AIR-2.1: The EIR for the project concluded that construction of the project would result in temporary significant impacts to air quality. Construction activities such as grading, excavation, building construction, and paving can generate substantial amounts of air pollution. Emissions from construction equipment engines also contribute to elevated concentrations of ROG, NO_X, PM_{10}, $PM_{2.5}$, CO, and oxides of sulfur (SO_X). The project

does not propose land use types that are typical land uses that generate long-term operational emissions.

Several pieces of diesel-powered heavy equipment would operate during the construction of the proposed project. Exhaust and fugitive dust emissions would be generated by excavation and grading, construction vehicle traffic, wind blowing over exposed earth, construction workers traveling to and from the construction sites, heavy-duty construction equipment operation, and application of architectural coatings.

The project would be required to implement BAAQMD's construction BMPs as a part of the project and consistent with Section 22.20.040 of Title 22 of the Marin County Code. Several mitigation measures have been included as conditions of approval that would require the use of construction equipment that would meet specific emissions standards.

Odorous emissions generated by heavy-duty diesel equipment and the laying of fresh asphalt during project-related construction activities would be intermittent and temporary, and would dissipate rapidly from the source with an increase in distance. While construction of the project would be implemented over approximately 4 years, these types of odor-generating activities would not occur in a single location, or within proximity to off-site receptors, for an extended period. The type and level of construction activity would be typical of new development on a large site, and associated odor sources would not remain in any one part of the project area throughout all construction phases.

Consistency Analysis Policies AIR-4.1: Implementation of the proposed project would result in construction- and operation-related green house gas (GHG) emissions that could contribute to climate change on a cumulative basis. Construction emissions would total approximately 6,643 $MTCO_2e$ over the project's four-year construction period. The project would emit an additional approximately 2,378 $MTCO_2e$ for the first full year of operations in 2027 when compared against the project's existing baseline emissions, which include natural gas usage at existing buildings that would be retained as a component of project implementation. With the addition of the project's estimated VMT, the residential components of the project would not meet OPR's reduction target for Marin County; however, the nonresidential components of the project would result in a 30 percent decrease from regional VMT.

Because the project's residential components would not meet OPR's 15 percent reduction target, the project would not be considered a VMT efficient project. Additionally, while compliance with Section 19.04.135 of the Marin County Code would require the proposed multi-family residential development to comply with the Tier 2 requirements of the CalGreen Code, Section 19.04.135 does not meet the Tier 2 requirements of the CalGreen Code as it pertains to nonresidential development. Moreover, the project has not been designed to be fully electric. Mitigation measures have been included herein to aid in reducing GHG emissions associated with the project which include installation of electric vehicle (EV) charging stations that meet

requirements Tier 2 requirement of the CalGreen Code. Additional mitigation included herein requires the applicant to commit to decarbonize buildings or purchase GHG offset credits.

IV. *Water Resources.*

(a) Policy WR-1.1: Protect Watersheds and Aquifer Recharge. Give high priority to the protection of watersheds, aquifer-recharge areas, and natural drainage systems in any consideration of land use.

(b) Policy WR-1.3: Improve Infiltration. Enhance water infiltration throughout watersheds to decrease accelerated runoff rates and enhance groundwater recharge. Whenever possible, maintain or increase a site's predevelopment infiltration to reduce downstream erosion and flooding.

(c) Policy WR-2.1: Reduce Toxic Runoff. Reduce the volume of urban runoff from pollutants — such as pesticides from homes, golf courses, cleaning agents, swimming pool chemicals, and road oil and of excess sediments and nutrients from agricultural operations.

(d) Policy WR-2.2 Reduce Pathogen, Sediment, and Nutrient Levels. Support programs to maintain pathogen and nutrient levels at or below target levels set by the Regional Water Quality Control Board, including the efforts of ranchers, dairies, agencies, and community groups to address pathogen, sediment, and nutrient management in urban and rural watersheds.

(e) Policy WR-2.3: Avoid Erosion and Sedimentation. Minimize soil erosion and discharge of sediments into surface runoff, drainage systems, and water bodies. Continue to require grading plans that address avoidance of soil erosion and on-site sediment retention. Require developments to include onsite facilities for the retention of sediments, and, if necessary, require continued monitoring and maintenance of these facilities upon project completion.

Consistency Analysis Water Resource Policies: The project would comply with the SWRCB Construction General Permit (2022-0057-DWQ), which would require water quality protection through standard construction specifications. This permit requires the development of a Storm Water Pollution and Prevention Plan (SWPPP) and the installation of erosion and sediment controls; implementation and maintenance of temporary construction BMPs to control and effectively manage site runoff; and waste control measures to prevent leakage or spill of hazardous materials into soils and surface waters. Some required elements of a SWPPP include: site-specific temporary BMPs would be identified to prevent the transport of earthen materials and other construction waste materials from disturbed land areas, stockpiles, and staging areas during periods of precipitation or runoff. BMPs could include using filter fences, fiber rolls, erosion control blankets, mulch (such as wood chips), temporary drainage swales, settling basins, and other erosion-control methods; site-specific temporary BMPs would be identified to prevent the tracking of earthen materials and other waste

materials from the project site to off-site locations. BMPs could include using stabilized points of entry/exit for construction vehicles/equipment and designated vehicle/equipment rinse stations and sweeping; and a site-specific temporary BMPs would be identified to capture and contain pollutants generated by concrete construction, including using lined containment for rinse water to collect runoff from washing of concrete delivery trucks and equipment.

During construction, the project would also comply with Marin County Code Chapter 23.18, Urban Runoff Pollution Prevention. The Code protects and enhances watercourses by minimizing discharges other than storm runoff to storm drains or watercourses; responding to the discharge of spills, preventing and controlling the discharge of spills to storm drains or watercourses and prohibiting dumping or disposal of materials other than stormwater; reducing pollutants in stormwater discharges to the maximum extent practicable; and requiring operators of construction sites, new or redeveloped land, and industrial and commercial facilities to install, implement, or maintain appropriate BMPs. The Code also requires any person performing construction activities in the County to implement appropriate BMPs to prevent the discharge of construction wastes, including soil or sediment, or contaminants from construction materials, tools and equipment from entering a county storm drain, watercourse, bay or ocean.

During operation, the project site would be stabilized and stormwater basins would detain and treat runoff, improving runoff water quality in the project site. Marin County Code 23.18.095 requires routine vegetation, sediment and debris removal, and annual inspection and maintenance of structures.

Compliance with the Construction General Permit, including preparation and implementation of the SWPPP and associated BMPs, as well as inspection and reporting, in compliance with Chapter 23.18 of the Marin County Code, would effectively avoid the potential for substantial degradation of surface and groundwater quality during construction and operation of the project.

V. *Environmental Hazards.*

(a) Policy EH 2.4: Effective Emergency Access and Evacuation. Ensure that first responders have adequate emergency access routes and that County residents, businesses, workers, and visitors can effectively evacuate during or after a disaster.

(b) Policy EH 2.5: Adequate Services. Improve existing and increase future capacity of critical services and infrastructure.

(c) Policy EH-3.1: Avoid Geologic Hazards. Require development to avoid or minimize potential geologic hazards from earthquakes and unstable ground conditions.

(d) **Policy EH-3.3: Ensure Seismic Safety of New and Existing Structures.** Design and construct all new buildings and substantial remodeling projects to be earthquake resistant. The minimum level of design necessary would be in accordance with seismic provisions and criteria contained in the most recent version of the State and County Codes. Construction would require effective oversight and enforcement to ensure adherence to the earthquake design criteria.

(e) **Policy EH-5.1: Implement a Regional Fire Management Plan with Marin Fire Agencies: the Marin Wildfire Prevention Authority, County Fire, and FireSAFE Marin.** Develop a collaborative, proactive approach to manage wildfire losses by identifying hazard risks and enacting effective mitigation strategies.

(f) **Policy EH-5.2: Ensure Adequate Fire Protection.** Ensure that adequate fire protection, including adequate evacuation routes, is provided in new development and when modifications are made to existing development.

(g) **Policy EH-5.3: Regulate Land Uses to Protect from Wildland Fires.** Use land use regulations, including but not limited to subdivision approvals and denials and permits for remodeling existing structures, as means of protecting people and property from hazards associated with wildland fires.

(h) **Policy EH-5.4: Limit Risks to Structures.** Ensure that adequate fire protective features are in place in new development and when modifications are made to existing structures.

(i) **Policy EH-5.5: Remove Hazardous Vegetation.** Abate the buildup of vegetation around existing structures or on vacant properties that could help fuel fires.

Consistency Analysis- Policies EH-2.4 and EH-2.5: SMFD is the primary provider of fire protection services at the project site. Operation of the residential care facility would increase the demand for emergency services on-site. Overall, the number of residential units on the site would increase by 185, from 152 (including the dormitory rooms) to 337 units, and the population on-site would increase by approximately 530 residents, placing demand on emergency service providers.

SMFD Station 9 is located directly north of the project site, less than 1 mile away, and additional emergency response to the project site could be provided by other agencies that joined SMFD. During consultations with SMFD, it was affirmed that SMFD would not need to add additional stations or purchase new equipment in response to the project; however, additional staff may be required depending on the number of increased EMS calls. Operation of the residential care facility would require approximately 34 employees at varying shifts and two 24/7 staffed positions, and medical staff in the facility would be available to assist with nonemergency incidents. One of the medical staff at the facility would be a certified emergency medical technician, who would be able to address most of the incidents that typically would otherwise result in calls to the fire department.

SMFD also expressed concern that traffic associated with the increase in population under the project might cause delays in emergency response in the area. The project would be designed and operated according to applicable federal, state, and local requirements, which include provisions for smoke detectors; sprinklers; building and emergency access; and hydrant sizing, pressure, and siting. As part of the County's development review process, SMFD would ensure that existing fire protection services and facilities are adequate to serve the project, and the project would adhere to all applicable requirements related to fire protection. In addition, the project applicant would be required to pay a fire prevention fee to offset the impact of the development on the provision of fire services.

Mitigation measures have been included as conditions of project approval below to reduce potential effects to emergency response, ensuring that such services would not be significantly impacted as a result of the project. In addition, as discussed below suggested measures (as identified in the Fehr and Peers report dated August 29, 2025) have been included as conditions of project approval to further ensure that potential project effects on emergency response are minimized.

Construction of the proposed project could temporarily obstruct or interfere with emergency response due to the presence of large construction equipment or the temporary, partial closure of roadways during certain construction activities. However, participants in construction activities would be subject to Section 3310.1 of the 2019 California Fire Code, which identifies minimum requirements to provide required emergency access during construction activities.

Consistency Analysis- Policy EH-3.1 and EH-3.3: The proposed project would be designed and constructed in accordance with all applicable seismic provisions of the latest edition of the CBC, the goals and policies of the Marin Countywide Plan's Environmental Hazards Element, and Marin County Code 19.04.010 (Marin County Building Codes). Presently, the 2022 CBC is the latest applicable seismic design code. In general, compliance with the seismic design provisions of the CBC would result in structures capable of withstanding moderate ground shaking without structural damage, and capable of resisting collapse in the event of very strong shaking.

Regional mapping identifies zones of moderate to very high liquefaction potential on the project site. The new playfield is planned in a mapped liquifiable area. If liquefiable soils or weak bay mud are present under the planned playfield, the fill placement could significantly increase pseudo-static (seismic) slope instability and cause increased lateral spreading / displacement during a seismic event.

Preliminary plans indicate that new unretained fill slopes up to about 25 to 30 feet high would be constructed in the playfield area of the development. Other fills of similar thickness would locally be retained with walls, while new cut slopes up to about 15 feet are planned elsewhere. Plans indicate that some at-grade bioretention and stormwater dissipation facilities may be located within or proximal to previously-mapped areas of instability. New cut and fill slopes, as well as the discharge of

additional storm water can reduce slope stability which would increase the potential for seismically induced instability and lateral displacements.

Geotechnical prepared for the project generally state that site grading, drainage improvements, and retaining structures would reduce seismically-induced hazards. However, the reports recognize unresolved risks of reduced stability of landslides or zones of potential instability by indicating that geotechnical criteria and recommendations need to be refined with specific improvements and conditions as part of future engineering design to confirm planned development would not cause reduced seismic stability.

Mitigation measures required as conditions of approval below require the preparation and implementation of site specific geotechnical engineering recommendations to reduce risks to ensure that geologic hazards are minimized.

Consistency Analysis- Policies EH-5.1, EH-5.2, EH-5.3, EH-5.4, EH-5.5: The proposed project does not include components that would impair or interfere with the use of these existing notification systems or tools in the event of an emergency, nor would it impede the ability of first responders to implement the Operational Area EOP or MLHMP. The project would be subject to review by County of Marin staff and relevant emergency agencies to ensure the design of the project meets applicable safety standards to provide physical access for emergency vehicles.

As part of the proposed project, several dead and declining trees would be removed from the project site, and a defensible safe zone would be established, including 30-foot and 100-foot fuel management zones. Landscape improvements within the 30-foot fuel management zone would consist primarily of non-irrigated native grasses, ground covers with shrub plantings, with limited areas of irrigated new plantings. Existing trees within the 30-foot zone would be pruned of all dead wood and branches within ten feet of the buildings.

The 100-foot fuel management zone would be similar to the 30-foot zone and would consist of annual grass understory with some areas of brush and a mix of hardwoods and conifers. In this zone, grasses would be mowed or grazed and all dead wood and branches within ten feet of the ground or surrounding vegetation would be removed. All invasive species of brush would be removed, and remaining shrubs native shrubs would be pruned or removed to ensure no continuity with other shrub masses or trees. Subject to recommendations by the arborist, healthy Monterey pines would be retained, and dead, dying, or diseased trees would be removed.

Additionally, the project site would be replanted with native species, including clusters of oaks, buckeyes, and compatible ornamental species. Trees replanted on-site would be sited accordingly in conformance with the Southern Marin County Fire Protection District's fire protection standards related to vegetation management (e.g., defensible space). No fire-prone species would be planted in fuel management zones.

VI.Parks and Recreation.

(a) Policy PK-1.1: Conduct and Coordinate Park Planning. Develop park and recreation facilities and programs to provide for active recreation, passive enjoyment, and protection of natural resources as a complement to local, state, and national parks and open space in Marin.

(a) Policy PK-1.2: Consider User Needs, Impacts, and Costs. Plan and develop any needed new park and recreation facilities and programs to meet the desires of the community and protect environmental resources.

Consistency Analysis- Parks and Recreation Policies: As discussed above, approximately 70 percent of the project site is proposed to be maintained as open space, athletic fields, paths, and plazas, and the project involves making improvements to existing trails on the site and establishing new trails and pathways. The existing 2-acre Seminary Playing Field would be retained in the central portion of the project site. The slopes adjacent to the academic campus, located between Storer Drive and Mission Drive, would be planted with native fire- and drought-resistant plants. The project also would include maintenance of the existing woodland buffer located in the northern portion of the project site along Ricardo Road and Richardson Drive. A condition of approval has been required below that requires the submission and approval of a "Parks and Open Space Improvement Plan" prior to the issuance of project building permits to ensure consistency with these policies.

VII.Historical and Archaeological Resources.

(a) Policy HAR-1.1: Preserve Historical and Archaeological Resources. Identify archaeological and historical resource sites.

(b) Policy HAR-1.3: Avoid Impacts to Historical and Archaeological Resources. Ensure that human activity avoids damaging cultural resources, where feasible.

Consistency Analysis- Historical and Archaeological Resources Policies: Records search, pedestrian survey, and subsurface testing revealed four archaeological sites within the project area, three precontact sites and one historic-era site (NIC-2022-Marin-01). Out of the three precontact archaeological sites, two are not considered eligible for CRHR and do not meet the criteria of a unique archaeological resource under PRC Section 21083.2(g). The assessment of NIC-2022-Marin-01 determined that the site lacks the variety of artifacts and structural remains, as well as integrity of constituents, needed to comprise a CRHR-eligible resource or a unique archaeological resource. Because these sites are not considered eligible for the CRHR or as unique archaeological resources as defined under CEQA Section 21083.2(g), they do not require further protection and do not need to be avoided by project design or implementation.

One precontact archaeological resource is located in the project site and is considered to be potentially significant as it may yield information important to the prehistory of the area (CRHR Criterion 4). These questions could include: do

recovered deposits and/or soils contain temporally diagnostic elements that can be used to establish the age of the site, and/or different periods of occupation; how does the age indicated by these recovered deposits and/or elements compare to previous discoveries; or how do the ancestral artifacts compare with those found at other sites throughout the Marin area?

Impacts on this precontact archaeological site would be less than significant, as project activities would avoid this site. Even so, project construction could encounter other previously undiscovered or unrecorded archaeological sites and materials during preconstruction- or construction-related ground-disturbing activities. Although Marin County Code Chapter 22.20.040 Section E calls for halting construction and notifying a qualified archaeologist, these activities could damage or destroy previously undiscovered unique archaeological resources or historical resources of an archaeological nature. A mitigation measure has been included as a condition of project approval to further ensure that potential effects to archaeological resources or historical resources are minimized with the project.

c) Countywide Plan-Housing Element. The following goals and policies from the CWP Housing Element apply to the proposed development:

(a) Policy 1.1: Land Use. Enact policies that encourage efficient use of land to foster a range of housing types in our community.

(b) Policy 1.2: Regional Housing Needs Assessment. Maintain an adequate inventory of residential and mixed-use sites to fully accommodate the County's RHNA by income category throughout the planning period.

(c) Policy 1.3: Housing Sites. Recognize developable land as a scarce community resource. Protect and expand the supply and residential capacity of housing sites, particularly for lower income households.

(d) Policy 2.1: Special Needs Groups. Expand housing opportunities for special needs groups, including seniors, people living with disabilities (including mental, physical, and developmental disabilities), agricultural workers and their families, individuals and families experiencing homelessness, single-parent families, large households, lower income (including extremely low-income) households, and other persons identified as having special housing needs in Marin County.

(e) Policy 2.3: Workforce Housing. Implement policies that facilitate housing opportunities to meet the needs of Marin County's workforce, especially those earning lower incomes.

(f) Policy 2.4: Incentives for Affordable Housing. Continue to provide a range of incentives and tools to ensure development certainty and cost savings for affordable housing providers.

(g) Policy 2.5: Preserve Existing Housing. Protect and enhance the housing we have and ensure that existing affordable housing remains affordable and residents are not displaced.

(h) Policy 2.6: Preserve Permanent Housing Inventory. Preserve our housing inventory for permanent residential uses. Discourage or mitigate the impact of short-term rentals and units unoccupied for extended periods of time.

Consistency Analysis- Housing Policies: The existing housing on the project site is occupied by approximately 320 residents made up of students, faculty, staff, families affiliated with the academic campus, and members of the general public. Increasing the number of housing units on-site, including constructing a residential care facility, would increase the population on-site to approximately 850 (680 residents of the 336 single-family and multifamily units and 170 residents of the residential care facility)—an increase of approximately 530 residents.

The proposed project includes the development of a range of housing types. The project includes the construction of 324 new/replacement housing units, including a mix of single- and multi-family (one-, two-, and three-bedroom units), and consists of market rate and affordable housing units. Of the 324 new/replacement housing units that could be developed under the project, up to 50 units would be affordable housing units available to low-income households. Additionally, the proposed project includes a new residential care facility that would be designed to serve adults 55 and older with capacity to house up to 170 residents. The housing would consist of up to 100 independent living apartments and 50 assisted living and memory care residences. The provision of the residential care facility would provide additional housing opportunities in the county for seniors and disabled persons, further contributing a range of housing types in the community.

(2) **The Master Plan or Master Plan amendment is consistent with the goals, policies, objectives, and programs of the Strawberry Community Plan and Amendments to the Strawberry Community Plan, 1982.** The Strawberry Community Plan is intended to provide a community specific vision for the development of the Strawberry Peninsula by identifying community goals, identifying major issues within the community plan area, specifying the amount, density, and location of development, and providing recommendations and restrictions for such development. The Amendments to the Strawberry Community Plan 1982 provide updated goals related to community amenities, housing balance, and transportation, development guidelines for the four remaining large undeveloped parcels in the community plan area, including the Golden Gate Theological Baptist Seminary site, and additional community plan policies.

The *Amendments to the Strawberry Community Plan, 1982* contain development guidelines pertaining to the project site such as a preferred residential density, an on-site student housing requirement, prohibitions on residential development at Chapel Hill, and other guidelines. The applicant has applied to amend the "Amendments to the Strawberry Community Plan, 1982" to reflect the proposed development that was informed by the "Seminary Tomorrow" process, an 18-month long community engagement effort.

The *Amendments to the Strawberry Community Plan, 1982* contain policies pertaining to the project site such as a preferred residential density; as the project is a qualifying SDBL project the potential density is afforded by the Countywide Plan Housing Element thus the density policy in the Community Plan cannot be required with the project. In addition, the Community Plan contains policies prohibiting residential development at Chapel Hill. Pursuant to the SDBL the applicant has requested a waiver to this development standard, which must be approved.

The *Amendments to the Strawberry Community Plan, 1982* contains a policy that requires that 90-100 student housing units be provided on the project site. The applicant has requested a concession to this requirement pursuant to the SDBL. Similar to the waiver request described above, a concession request must be approved pursuant to State law.

The *Amendments to the Strawberry Community Plan, 1982* contains policies regarding transportation specifically related to levels of service (LOS) specifically that, "improvements shall be required in conjunction with…new development…" While the transportation study prepared for the project did not find that LOS levels would deteriorate with the proposed project beyond a current Level of Service D, the study provided a host of suggested transportation measures to reduce potential transportation effects of the project. These measures have been included as conditions of project approval.

The *Amendments to the Strawberry Community Plan, 1982* contains development guidelines related to landscaping to screen views in the Chapel Hill area, as well as overall landscape requirements. Conditions of approval required below require landscaping in strategic locations to buffer views. The project is consistent with the policy.

In addition, *Amendments to the Strawberry Community Plan, 1982* contain development guidelines prohibiting development at Brickyard Park and the Forested Knoll of Area 6-no development is proposed in these areas.

In summary, the project is consistent with the Strawberry Community Plan and the *Amendments to the Strawberry Community Plan, 1982*, pursuant to State law.

(3) The Master Plan is suitable for the site, and the future development would be able to conform to the Discretionary Development Standards. The project site is zoned RMP and thus subject to the Design Review requirements contained in Chapter 22.42 of the Marin County Development Code. Through the Design Review process, development is analyzed for consistency with the County's Discretionary Development Standards. The majority of the residential components envisioned under the Master Plan have been evaluated and have been found to be consistent with the County's Discretionary Development Standards as well as those findings necessary to approve a Design Review application (refer to the corresponding Design Review and Tree Removal Permit for the project). Specifically while there are no prescribed setbacks in the RMP zoning district, the proposed development maintains sufficient distances from property lines and the floor area proposed with the various residential units is in keeping with the floor area estimates of surrounding development.

While the applicant has requested a waiver to the height requirement for select residential units (the tallest structure, the residential care facility would be 39.85 feet above surrounding grade), the majority of the units are either below or do not exceed the 30-foot height limit for the respective zoning district. In the executed "Environmental Settlement Agreement", the applicant has committed to limit project buildings to no more than three-stories except for the three, multi-story buildings proposed in the Hodges/Shuck Planning Area and the residential care facility (RCF). The multi-story buildings proposed in the Hodges/Shuck Planning Area would be required to not exceed a maximum of four stories in height; the residual units that would result from lowering the buildings would be dispersed throughout the planning areas, as specified in the Condition of Project Approval, below. The RCF would be required to not exceed the number of stories and maximum height indicated on the project plans and included as Exhibit A to this Master Plan resolution. Further, a Condition of Project Approval has been included that requires the applicant to obtain planning permit approval from the Marin County Planning Commission for major residential project components contemplated under the Master Plan.

The building materials and colors proposed with the project and as further required by conditions of approval below, would ensure that the development would blend into the natural environment to the greatest extent possible. While a large quantity of grading is proposed with the project, the grading must comply with the requirements of the County's Department of Public Works and the project has been designed to the maximum extent feasible to retain natural features of the land, avoiding flat planes and sharp angles of intersection with the natural terrain. Further while tree removal is proposed with the project, large swaths of mature native trees would remain with project implementation and as conditioned below the applicant would be required to plant replacement trees, consistent with the County's requirements. Lastly, future development contemplated under the Master Plan would be subject to Design Review requirements and those major residential project components would be subject to review and approval by the Marin County Planning Commission as conditioned below, ensuring that development is consistent with the County's discretionary development standards.

(4) The proposed Master Plan or Master Plan amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the County. The proposed project would provide much needed diverse housing opportunities in the southern Marin area, consisting of market rate, affordable and senior units. In addition, the project would continue to provide and enhance valuable public access. Through careful design and site planning, the project would be appropriate for the site.

II. ACTION

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN HEREBY ORDAINS, that the North Coast Land Holdings LLC Master Plan described below is authorized, subject to the specified conditions of project approval. This decision certifies the proposed project's conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development. In addition to a Building Permit, additional permits and/or approvals may

be required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Federal and State agencies.

NORTH COAST LAND HOLDINGS LLS MASTER PLAN. The North Coast Land Holdings, LLC Master Plan to redevelop the former Golden Gate Baptist Seminary site to create an intergenerational community for residents to life, work and learn is authorized as described below:

1. Residential Development. Develop a total of 337 residential units including 184 new and 139 replacement residential units, as well as a residential care facility containing 150 apartments. The residential components of the authorized project shall be developed in the following planning areas:

   ***Seminary Point Planning Area*.** Retain the existing single-family residence, demolish 24 residential units contained in three existing buildings and construct ten, new buildings containing 14 residential units, reducing the total number of dwelling units in the Seminary Point Planning Area from 25 to 15 units.

   Hodges/Shuck Planning Area. Demolish all existing dwelling units contained in 25 buildings and construct 52 one- and two-story buildings containing 114 residential units, and three, up to multi-story buildings containing up to 103 residential units, that shall not exceed four stories (a reduction of two stories from the original proposal). The approximately 28 residential units that would require relocation as a result of reducing the number of stories of the multi-story buildings may be accommodated in the planning areas established in the project Master Plan, with the final unit count, location and design details to be subject to future Design Review approval, consistent with Condition of Approval C, below.

   The total number of dwelling units shall increase by 124 units for a total of 217 units in the Hodges/Shuck Planning Area.

   Reed/Storer/Shuck Planning Area. Retain the existing single-family residence, demolish 15 existing units contained in seven buildings, and construct 18 buildings containing 36 units, thereby increasing the number of dwelling units in this planning area by 21 units for a total of 37 units in the Reed/Storer/Shuck Planning Area.

   Mission Drive Planning Area. Retain one, single family residence and two buildings containing a total of ten units and construct two residences thereby increasing the number of dwelling units in the planning area by two units for a total of 13 units in the Mission Drive Planning Area.

   Dormitory Hill Planning Area. Demolish the existing dormitory buildings and construct a residential care facility (RCF) that shall not exceed the heights shown in the project plan set dated January 31, 2022.

   Chapel Hill Planning Area. Construct 22 buildings containing a total of 40 dwelling units resulting in 40 units in the Chapel Hill Panning area.

Shuck Drive Knoll Planning Area. Construct 14 three-bedroom units, providing a total of 14 dwelling units in this planning area.

2. Other Project Components. The authorized development shall entail additional project components as described below:

Administration Building. Renovate the existing Administration Building and construct an addition along the northern façade of the existing building.

Maintenance Building. Demolish the existing maintenance building and construct a new maintenance building in a different location.

Daycare and Fitness Center. Relocate the existing daycare currently housed in the Academic Building to a building that shall contain a daycare and a fitness center. The fitness center and daycare facilities shall be limited to residents and individuals who live or work on-site. However, ff the fitness center and daycare facilities do not reach capacity with individuals who live or work on-site, the facilities may be offered for use to people in the surrounding Strawberry neighborhood.

Recreation, Open Space and Landscaped Areas. The authorized project shall maintain approximately 70 percent of the project site as undeveloped space, add to the existing network of trails, and elevate and retain the 2-acre Seminary Playing Field by using excavated material from elsewhere on the project site to raise the playing field and create a landscaped berm along Seminary Drive; the area shall continue to be available as a playing field. Areas required for open space and trail improvements consist of the following:

(1) The existing "Forested Knoll" within the Seminary Point Planning Area would be protected as open space and a pedestrian trail would be established with views of the San Francisco Bay, and City of San Francisco skyline. The open space area and trail would be open to the public.
(2) In the Chapel Hill Planning Area, the existing hilltop would be preserved as a park and wildlife corridor, and an arbor and landscaping is proposed. The open space area would be open to the public.
(3) An existing four-foot wide trail (the Seminary Point Trail) which begins at the main entrance to the project site at Seminary Drive and wraps around Seminary Point would be improved and dense brush would be cleared.
(4) The portion of Storer Drive parallel to East Strawberry Road would be repaved and improved as a pedestrian pathway (Storer Pathway). Trees and landscaping would be planted adjacent to the path.

Bicycle Route Improvements. Class III bicycle routes on interior streets and connections to existing routes shall be constructed.

CONDITIONS OF PROJECT APPROVAL. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "The Seminary Planning/Masterplan Resubmittal Set", consisting of 255 sheets, prepared by Mark Cavagnero Associates Architects and received in final form on April 23, 2024, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.

A. PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR THE FIRST PROJECT BUILDING PERMIT, the applicant shall comply with the following requirements:

(1) **Open Area and Trail Improvement Program.** Obtain approval of an "Open Area and Trail Improvement Program" that contains the following elements:

a. Provisions for the creation of easements for the permanent dedication of trails, pathways and open spaces for the use and enjoyment of the public for public access purposes.

b. Plans and specifications for the following: trails and pathways including but not limited to widths, slopes, surfacing materials, etc.; wayfinding signage; public access parking; site furnishings; landscaping; and provisions for the on-going maintenance and provision of public access improvements.

(2) **Bicycle Route and Connection Plan.** Obtain approval of a "Bicycle Route and Connection Plan" that contains the following:

a. An evaluation of the feasibility of providing Class II bicycle lanes on select project roadways consistent with DPW requirements and the project Environmental Impact Report (EIR); and

b. Provisions and specifications for the connection of proposed bicycle routes with existing bicycle routes consistent with County requirements.

(3) **Affordable Housing Compliance and Implementation.** Obtain approval of and implement a regulatory agreement that complies with the County's affordable housing provisions (specifically Marin County Code Sections 22.22.110-Post Approval and 22.22.120-Affordable Housing Plan Implementation) for the affordable units required with the project.

B. PRIOR TO THE COMMENCEMENT OF GRADING AND/OR CONSTRUCTION ACTIVITIES AND THROUGHOUT PROJECT CONSTRUCTION: the applicant shall comply with the following requirements:

(A) **Avoid and Minimize Impacts to Special Status Plants**. To avoid and minimize potential impacts to special status botanical species, prior to construction the applicant shall implement the following measures:

a. Prior to site preparation, vegetation removal, or construction, a qualified botanist shall conduct surveys following the *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities* (current version dated March 20, 2018) (CDFW 2018) during the blooming period for the species shown in Table 3.4-1 in areas where potentially suitable habitat for these species would be disturbed by project activities (e.g., perennial and annual grasslands, coastal scrub, coastal oak woodland, closed-cone pine-cypress) (Figure 3.4-1, "Land Cover on the Project Site"). Surveys are

not required in habitat that does not have the potential to support special-status plants (i.e., developed, disturbed, and landscaped areas).

b. If special-status botanical species are found on the project site but are located outside of work areas or can be avoided, the applicant shall establish and maintain a 15-foot buffer around special-status plants to be retained, to prevent direct and indirect disturbance to the plants. The size of the buffer may be modified by a qualified botanist considering the species present, the work to be performed adjacent to the plants, and other appropriate variables.

c. If special-status plants are found during rare plant surveys and cannot be avoided, the applicant's qualified botanist shall make a formal recommendation in writing to the County of Marin and CDFW for review, regarding the appropriate compensation to offset the loss of occupied habitat or individuals. If direct or indirect impacts to CESA or NPPA listed plants are identified, the applicant will consult with CDFW to learn whether CDFW asserts that an Incidental Take Permit is required notwithstanding the exceptions found in CDFG Section 1913. Regardless of whether an ITP is required, mitigation measures shall be required if CESA or NPPA listed plants are found on site. These measures, which shall be required by the County in the absence of an ITP, shall be sufficient to ensure the avoidance of any net loss of such plants. Measures may include, but are not limited to, measures such as preserving and enhancing existing populations in portions of the project site outside of the development footprint (the Woodland Buffer [Figure 2-3, "Project Site Planning Areas" of the project EIR]), creating off-site populations on mitigation sites through seed collection or transplantation at a 1:1 ratio, and restoring or creating suitable habitat in sufficient quantities to achieve a minimum of a no net loss 1:1 replacement of occupied habitat and individuals. Potential mitigation sites could include suitable locations within or outside of the project site. The implementing party shall develop and implement a site-specific mitigation strategy describing how unavoidable losses of special-status plants shall be compensated. Success criteria for preserved and compensatory populations shall include:

    i. The extent of occupied area and plant density (number of plants per unit area) in compensatory populations shall be equal to or greater than the affected occupied habitat for a no net loss of occupied habitat.

    ii. Compensatory and preserved populations shall be self-producing. Populations shall be considered self-producing when:

    iii. Plants reestablish annually for a minimum of five years with no human intervention such as supplemental seeding; and

d. To avoid and minimize potential impacts to special-status botanical species, prior to construction the applicant shall implement the following measures:

i. Prior to site preparation, vegetation removal, or construction, a qualified botanist shall conduct surveys following the Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (current version dated March 20, 2018) (CDFW 2018) during the blooming period for the species shown in Table 3.4-1 in areas where potentially suitable habitat for these species would be disturbed by project activities (e.g., perennial and annual grasslands, coastal scrub, coastal oak woodland, closed-cone pine-cypress) (Figure 3.4-1, "Land Cover on the Project Site"). Surveys are not required in habitat that does not have the potential to support special-status plants (i.e., developed, disturbed, and landscaped areas).

ii. If special-status botanical species are found on the project site but are located outside of work areas or can be avoided, the applicant shall establish and maintain a 15-foot buffer around special-status plants to be retained, to prevent direct and indirect disturbance to the plants. The size of the buffer may be modified by a qualified botanist considering the species present, the work to be performed adjacent to the plants, and other appropriate variables.

iii. If special-status plants are found during rare plant surveys and cannot be avoided, the applicant's qualified botanist shall make a formal recommendation in writing to the County of Marin and CDFW for review, regarding the appropriate compensation to offset the loss of occupied habitat or individuals. If direct or indirect impacts to CESA or NPPA listed plants are identified, the applicant will consult with CDFW to learn whether CDFW asserts that an Incidental Take Permit is required notwithstanding the exceptions found in CDFG Section 1913. Regardless of whether an ITP is required, mitigation measures shall be required if CESA or NPPA listed plants are found on site. These measures, which shall be required by the County in the absence of an ITP, shall be sufficient to ensure the avoidance of any net loss of such plants. Measures may include, but are not limited to, measures such as preserving and enhancing existing populations in portions of the project site outside of the development footprint (the Woodland Buffer [Figure 2-3, "Project Site Planning Areas"]), creating off-site populations on mitigation sites through seed collection or transplantation at a 1:1 ratio, and restoring or creating suitable habitat in sufficient quantities to achieve a minimum of a no net loss 1:1 replacement of occupied habitat and individuals. Potential mitigation sites could include suitable locations within or outside of the project site. The implementing party shall develop and implement a site-specific mitigation strategy describing how unavoidable losses of special-status plants shall be compensated. Success criteria for preserved and compensatory populations shall include:

- The extent of occupied area and plant density (number of plants per unit area) in compensatory populations shall be equal to or

greater than the affected occupied habitat for a no net loss of occupied habitat.

- Compensatory and preserved populations shall be self-producing. Populations shall be considered self-producing when: (a) plants reestablish annually for a minimum of five years with no human intervention such as supplemental seeding; and (b) reestablished and preserved habitats contain an occupied area and flower density comparable to existing occupied habitat areas in similar habitat types in the Project vicinity.

If off-site mitigation includes dedication of conservation easements, purchase of mitigation credits, or other off-site conservation measures, the details of these measures shall be included in the mitigation plan, including information on responsible parties for long-term management, conservation easement holders, long-term management requirements, success criteria such as those listed above and other details, as appropriate to target the preservation of long-term viable populations.

e. The applicant shall provide the County of Marin and CDFW with the results of surveys conducted. If special-status plants are found during surveys and measures are taken to avoid or compensate for removal of these plants, the applicant shall send a report detailing the measures taken to the County of Marin and CDFW (Mitigation Measure 3.4-1a).

(B) Avoid and Minimize Introduction and Spread of Invasive Plants. To avoid and minimize potential impacts from the introduction and spread of invasive plants on special-status plants, the applicant shall implement the following measures:

a. Prior to project implementation, a qualified biologist will conduct training with construction and forestry crews on the methods to be implemented to avoid the introduction and spread of invasive plants.

b. Construction crews shall inspect all heavy equipment, vehicles, and tools for sand, mud, or other signs that invasive plant seeds or propagules could be present prior to use on the project site. If equipment is clean, then it may be used off road on the project site.

c. Pressure wash or otherwise decontaminate all heavy equipment, vehicles and tools at a designated weed-cleaning station prior to use on the project site unless the equipment has been inspected and determined to be clean and fee of sand, mud or other signs that invasive plant seeds or propagules could be present.

d. Prior to project implementation, a qualified biologist shall identify and map significant infestations of invasive plant species (i.e., those rated as invasive by Cal-IPC or designated as noxious weeds by the California Department of Food and Agriculture). A report detailing To avoid and minimize potential impacts from the

introduction and spread of invasive plants on special-status plants, the applicant shall implement the following measures.

e. Prior to project implementation, a qualified biologist will conduct training with construction and forestry crews on the methods to be implemented to avoid the introduction and spread of invasive plants.

f. Construction crews shall inspect all heavy equipment, vehicles, and tools for sand, mud, or other signs that invasive plant seeds or propagules could be present prior to use on the project site. If equipment is clean, then it may be used off road on the project site.

g. Pressure wash or otherwise decontaminate all heavy equipment, vehicles and tools at a designated weed-cleaning station prior to use on the project site unless the equipment has been inspected and determined to be clean and fee of sand, mud or other signs that invasive plant seeds or propagules could be present.

h. Prior to project implementation, a qualified biologist shall identify and map significant infestations of invasive plant species (i.e., those rated as invasive by Cal-IPC or designated as noxious weeds by the California Department of Food and Agriculture). A report detailing the locations of any significant infestations of invasive plant species shall be provided to the County of Marin prior to project implementation.

i. Stage equipment in areas free of invasive plant infestations identified and mapped by the qualified biologist unless there are no uninfested areas present on the project site (Mitigation Measure 3.4-1b).

(C) Avoid Disturbance of Overwintering Monarch Butterflies. To avoid or minimize impacts to monarch butterflies, the applicant shall implement the following measures.

a. Prior to site preparation and vegetation removal, the applicant shall retain a qualified biologist to conduct monitoring within the stands of mature trees along the Woodland Buffer and within the Seminary Point Planning Area for monarch butterflies during the overwintering period (October through March) (Xerces Society 2017) to determine use of the site by the species. The results of monitoring shall be documented and submitted to the County prior to any vegetation removal.

b. If monarch butterflies are found to be using stands on the project site, the applicant shall avoid vegetation removal within occupied stands during the overwintering period (October through March) (Mitigation Measure 3.4-2a).

(D) Minimize Loss of Monarch Butterfly Overwintering Stands. To minimize impacts to monarch butterfly overwintering habitat, the applicant shall implement the following measures.

a. If monarch butterflies are detected during monitoring pursuant to Mitigation 3.4-2a, prior to any site preparation or vegetation removal within suitable monarch overwintering stands, the applicant shall, in coordination with the County and

USFWS (upon formal listing of the monarch butterfly under the Endangered Species Act), follow the guidelines in Protecting California's Butterfly Groves, Management Guidelines for Monarch Butterfly Overwintering Habitat (Xerces 2017) to maintain or improve the suitability of stands within undeveloped portions of the project site for overwintering monarchs.

i. These actions shall include shall include requirements and specifications for maintaining or improving key habitat variables, removal or trimming of trees to facilitate solar radiation within the stand and to remove hazards, and the planting of trees where appropriate, and shall maintain or improve habitat structure for overwintering monarchs within undeveloped portions of the Woodland Buffer and within the Seminary Point Planning Area on the project site (Mitigation Measure 3.4-2b).

(E) Avoid Disturbance of Special-Status Birds. The applicant may choose to schedule site preparation, construction, demolition, grading, or vegetation clearing after October 31 or before February 1 to avoid the nesting period for bald eagle and white-tailed kite within or adjacent to suitable nesting habitat for the species (e.g., the Woodland Buffer and along Seminary Drive).

a. If work is required during the bald eagle nesting season (February 1 to August 31) or white-tailed kite nesting season (February 1 to October 31), a qualified biologist, retained by the applicant, shall conduct a pre-construction survey prior to site preparation, demolition, grading, or vegetation clearing to identify bald eagle nests within 0.5 mile of the project site or white-tailed kite nests within 500 feet of work area as access allows. The survey shall be conducted no more than 7 calendar days before the beginning of construction demolition, grading, or vegetation clearing. If project activity ceases for 7 days or longer, resurvey shall be conducted prior to restarting activities.

b. If bald eagle nests are located, no site preparation, construction, demolition, grading, or vegetation clearing shall occur within 0.5 mile of the nest during the nesting season or until the young have fledged, as determined by a qualified biologist. The distance of this buffer may be reduced by a qualified biologist based on topographic and vegetative screening, existing land use between the activity and the nest, the nature of the proposed development activities potentially affecting the nest, the nest occupants' habituation to existing or ongoing activity, nest concealment (i.e., whether there are visual or acoustic barriers between the proposed activity and the nest), what (if any) nest monitoring is proposed, and other factors.

c. To avoid or minimize impacts to nests of bald eagle and white-tailed kite, the applicant shall implement the following measures.

i. The applicant may choose to schedule site preparation, construction, demolition, grading, or vegetation clearing after October 31 or before February 1 to avoid the nesting period for bald eagle and white-tailed kite

within or adjacent to suitable nesting habitat for the species (e.g., the Woodland Buffer and along Seminary Drive).

ii. If work is required during the bald eagle nesting season (February 1 to August 31) or white-tailed kite nesting season (February 1 to October 31), a qualified biologist, retained by the applicant, shall conduct a pre-construction survey prior to site preparation, demolition, grading, or vegetation clearing to identify bald eagle nests within 0.5 mile of the project site or white-tailed kite nests within 500 feet of work area as access allows. The survey shall be conducted no more than 7 calendar days before the beginning of construction demolition, grading, or vegetation clearing. If project activity ceases for 7 days or longer, resurvey shall be conducted prior to restarting activities.

iii. If bald eagle nests are located, no site preparation, construction, demolition, grading, or vegetation clearing shall occur within 0.5 mile of the nest during the nesting season or until the young have fledged, as determined by a qualified biologist. The distance of this buffer may be reduced by a qualified biologist based on topographic and vegetative screening, existing land use between the activity and the nest, the nature of the proposed development activities potentially affecting the nest, the nest occupants' habituation to existing or ongoing activity, nest concealment (i.e., whether there are visual or acoustic barriers between the proposed activity and the nest), what (if any) nest monitoring is proposed, and other factors.

iv. If white-tailed kite nests are located, no site preparation, construction, demolition, grading, or vegetation clearing shall occur within 500 feet of the nest during the nesting season or until the young have fledged, as determined by a qualified biologist.

d. To avoid impacts to nests of California black rail and California Ridgway's rail, the applicant shall implement the following measures.

i. The applicant may choose to schedule site preparation, outside construction, demolition, grading, or vegetation clearing within 700 feet of marsh habitat potentially suitable for nesting by California black rail and California Ridgway's rail after August 31 or before January 15 to avoid the nesting period for these species.

ii. If work is required during the California black rail and California Ridgway's rail nesting season (January 15 to August 31), a qualified biologist, retained by the applicant, shall conduct a pre-construction survey prior to site preparation, demolition, grading, or vegetation clearing to identify California black rail and California Ridgway's rail nests within 700 feet of the project site. The survey shall be conducted no more than 7 calendar days before the beginning of construction demolition, grading, or

vegetation clearing. If project activity ceases for 7 days or longer, resurvey shall be conducted prior to restarting activities.

iii. If California black rail and California Ridgway's rail nests are located, no site preparation, construction, demolition, grading, or vegetation clearing shall occur within 700 feet of the nest during the nesting season or until the young have fledged, as determined by a qualified biologist. The distance of this buffer may be reduced to an adequately protective distance by a qualified biologist in contact with CDFW based on topographic and vegetative screening, use of a temporary noise curtain between the activity and the nest, the nature of the proposed development activities potentially affecting the nest, the nest occupants' habituation to existing or ongoing activity, nest concealment (i.e., whether there are visual or acoustic barriers between the proposed activity and the nest), what (if any) nest monitoring is proposed, and other factors.

e. A report describing the methods and results of any nest pre-construction surveys conducted, and any nest buffers implemented will be submitted to the County (Mitigation Measure (3.4-4).

(F) Avoid Disturbance of Special-Status and Common Bat Maternity and Hibernation Roosts. To avoid and minimize impacts to special-status and common bats the applicant shall implement the following measures which meet and exceed the protections in Marin County Code Section 22.20.040(F).

a. Within 14 days prior to initiating site preparation, demolition, grading, or vegetation clearing, a qualified bat biologist shall inspect the area of disturbance and areas adjacent (within 50 feet) for bat roosts (most likely buildings and mature trees with crevices, cavities and dense vegetation of broad leaves). Surveys shall consist of a daytime pedestrian survey by a qualified bat biologist looking for evidence of bat use (e.g., guano) and/or an evening emergence survey to note the presence or absence of bats. If no bat roosts are found, then no further study is required. If evidence of bat use is observed, the approximate number and species of bats using the roost would be determined. Acoustic bat detectors may be used to supplement survey efforts but are not required.

b. If roosts of bats are determined to be present within buildings and other structures, direct disturbance to the roost, such as demolition or renovation of buildings, shall be avoided during the maternity season (April 15 through August 31) and hibernation season (September 1 through October 15 to February 28). Eviction and exclusion of bats may be implemented using daytime installation of one-way exits and blocking material during the period of March 1 through April 15, or September 1 through October 15 outside of the of the maternity season and hibernation season.

c. If roosts of bats are determined to be present within trees on the project site, any project-related removal or pruning of trees occupied by bats shall occur during the

period of March 1 through April 15, or September 1 through October 15 outside of the of the maternity season and hibernation season, and consistent with scoping comments provided by CDFW. To remove whole trees, pruning of branches and limbs that do not provide habitat shall occur the day prior to removal of the bole of the tree; this initial planned disturbance may prompt and allow bats to leave the tree during the night between limb and bole removal. The bole of the tree may be removed the following day.

d. A report describing the methods and results of any bat surveys conducted, and any nest buffers implemented shall be submitted to the County (Mitigation Measure 3.4-5).

(G) Avoid and Minimize Introduction and Spread of Sudden Oak Death. To avoid loss of oak woodland by avoiding or minimizing the introduction and spread of sudden oak death, when working in oak woodlands on the project site, the applicant shall implement the following best management practices.

a. Clean and sanitize vehicles, equipment, tools, footwear, and clothes before arriving at the project site.

b. Include training on sudden oak death by a qualified biologist or certified arborist in worker awareness training.

c. Minimize soil disturbance as much as possible by limiting the number of vehicles, avoiding off-road travel as much as possible, and limiting use of mechanized equipment for forest management activities.

d. Follow the relevant procedures listed in the Guidelines to Minimize Phytophthora Contamination in Restoration Projects (Working Group for Phytopthoras in Native Habitats 2016) when working within oak woodlands on the project site.

e. A report detailing the procedures implemented to prevent the introduction of sudden oak death shall be submitted to the County on an annual basis (Mitigation Measure 3.4-7).

C. PRIOR TO DESIGN REVIEW APPROVAL OF FUTURE DEVELOPMENT the applicant shall comply with the following requirements:

(H) Planning Commission Review and Approval of Major Residential Project Components. The review and approval of major residential project components contemplated under this Master Plan that are subject to Design Review requirements shall be evaluated by the Marin County Planning Commission.

(I) Six Story Buildings-Hodges/Shuck Planning Area. The three, six-story residential buildings located in the Hodges/Shuck Planning area shall be reduced to a maximum of four-stories of habitable space. It is understood that a reduction in the number of building stories will result in a reduction in the number of residential units that can be located in the modified buildings. Therefore, residual units shall be redistributed to other planning areas proposed for

development and evaluated in the project EIR, as generally shown on the "Conceptual Diagrams Plan", prepared by Cavagnero Associated, dated March 2026. The relocated units shall be subject to Design Review requirements, pursuant to Marin County Code Chapter 22.42.

(J) Pergola-Chapel Hill Planning Area. The pergola proposed in the Chapel Hill Planning Area shall be designed to preserve views in the area while providing shade and a sense of place, as subject to Design Review approval.

D. PRIOR TO ISSUANCE OF BUILDING PERMITS FOR DEVELOPMENT IN MASTERPLAN PLANNING AREAS the applicant shall comply with the following requirements:

(K) Reduce Color Contrast. To reduce the color contrast with the surrounding natural landscape and community setting created by the use of only light-valued cement plaster building material, project building materials shall use a variety of light and slightly darker-valued earth-toned materials that are flat and non-reflective (either integral to the material or painted). Project plans shall specify the use of a variety of light and slightly darker-valued earth-toned materials that are flat and non-reflective (Mitigation Measure 3.1-1d:).

(L) Reflectance Coefficients for Albedo Surfaces. The reflectance coefficients for albedo surfaces (streets, pedestrian walks and plazas, and roofs) used for the project shall not exceed a maximum coefficient of 0.6 as higher values would entail glare issues. Compliance with this maximum coefficient shall be verified by the Architect of Record as part of the design review process. Project plans shall ensure the reflectance coefficients for albedo surfaces does not exceed a maximum coefficient of 0.6 (Mitigation Measure 3.1-2).

E. PRIOR TO ISSUANCE OF BUILDING PERMITS FOR DEVELOPMENT IN THE CHAPEL HILL PLANNING AREA:

(M) Buffer Views. To visually buffer views into the project from adjacent streets, project plans, in compliance with County defensible space and landscape plan requirements, shall specify evergreen shrubs and trees along the north side of Chapel Drive, including the south slopes of Chapel Hill extending from Mission Drive to Willis Drive, that:

a. Screen and/or block views of the project housing on the sides of Chapel Hill when driving along Chapel Drive.

b. Screen and/or block views into the central area of the project on the south side of Chapel Drive west of Chapel Hill.

c. Maintain a view corridor to Richardson and San Francisco Bays from Chapel Hill. (Mitigation Measure 3.1-1a)

F. PRIOR TO ISSUANCE OF BUILDING PERMITS FOR DEVELOPMENT IN THE DORMITORY HILL PLANNING AREA (residential care facility):

(N) Screen Views. To screen views of the residential care facility as seen from Seminary Drive (KOP #3), project plans, in compliance with County defensible space and landscape plan requirements, shall specify native shade trees on the hillside created by fill placement

immediately adjacent to Seminary Drive to extend over the top of the fill and onto the playing field level. Project plans shall also specify a naturalistic hedgerow of screening shrubs along the top edge of the slope to further block views uphill. Draft EIR Figure 3.1-27, Mitigation Planning Areas, identifies planting areas where this measure shall be implemented (Mitigation Measure 3.1-1b).

(O) Specify Fast-Growing Trees. To mitigate the sky-lining effects of the residential care facility as seen from the west and southwest, project plans, in compliance with County defensible space and landscape plan requirements, shall specify a variety of fast-growing trees planted on the north and east sides of the facility so that, with time, a natural-appearing backdrop is created (Mitigation Measure 3.1-1c).

G. DURING OUTDOOR CONSTRUCTION ACTIVITIES:

(P) For All Ground-Disturbing Construction Activities, Halt Ground Disturbance Upon Discovery of Subsurface Archaeological Features. Consistent with Marin County Code Chapter 22.20.040 Section E, if any precontact or historic-era subsurface archaeological features or deposits (e.g., ceramic shard, trash scatters), including locally darkened soil ("midden"), which may conceal cultural deposits, are discovered during construction, all ground-disturbing activity within 100 feet of the resources shall be halted, and a qualified professional archaeologist (one who meets the Secretary of the Interior's Professional Qualification Standards for archaeology) shall be retained to assess the significance of the find (i.e., whether the find may contain unique archaeological resources, historical resources of an archaeological nature, or tribal cultural resources). If the qualified archaeologist determines the archaeological material to be Native American in nature, the archaeologist under contract to North Coast Land Holdings shall contact the Federated Indians of Graton Rancheria. A tribal representative from Federated Indians of Graton Rancheria may make recommendations for further evaluation and treatment as necessary and provide input on the preferred treatment of the find. If the find is determined to be significant by the archaeologist or the tribal representative (i.e., because it is determined to constitute a unique archaeological resource, an historical resource of an archaeological nature, or a tribal cultural resource, as appropriate), the archaeologist and tribal representative, as appropriate, shall develop, for consideration and approval (possibly with modifications) by the Director of Marin County Community Development Agency (Director) or his or her designee, appropriate mitigation procedures to protect the integrity of the resource and ensure that no additional resources are affected.

a. Where the find is determined to be a tribal cultural resource, the Director or designee shall obtain the approval of the representative from Federated Indians of Graton Rancheria, or provide a reasonable opportunity to solicit and obtain such approval, before approving the proposed mitigation procedures and requiring North Coast Land Holdings or another appropriate party to implement them.

b. Where the find is a unique archaeological resource but not an historical resource of an archaeological character, mitigation procedures shall be developed and implemented in accordance with PRC Section 21083.2, subdivisions (b) through (f), except as provided below.

c. Where the find is an historical resource of an archaeological character, mitigation procedures shall be developed and implemented consistent with Section 15126.4(b) of the State CEQA Guidelines, with a preference for preservation in place. Avoidance or preservation of unique archaeological resources or historical resources of an archaeological nature shall not be required where such avoidance or preservation in place would preclude the construction of important structures or infrastructure or require exorbitant expenditures, as determined by the Director or designee. Where avoidance or preservation are not appropriate for these reasons, the professional archaeologist, in consultation with the Director or designee, shall prepare a detailed recommended a treatment plan for consideration and approval by the Director or designee, which may include data recovery. Work may not resume within the no-work radius until the Director or designee, in consultation with the professional archaeologist, determines that the site either: 1) does not contain unique archaeological resources or historical resources of an archaeological nature; or 2) that the preservation and/or treatment measures have been completed to the satisfaction of the Director or designee (Mitigation Measure 3.3-2).

(Q) Retain Archaeological and Tribal Monitors for Culturally Sensitive Areas. A minimum of three weeks prior to ground disturbance within 100 feet of the precontact archaeological sites identified within the project site (the Culturally Sensitive Areas), North Coast Land Holdings shall retain and compensate for the services of an archaeological monitor. This archaeological monitor shall contract directly with the Federated Indians of Graton Rancheria for tribal monitoring services. The archaeological monitor shall contact the Tribal representatives a minimum of 14 days prior to beginning earthwork or other ground disturbing activities within the Culturally Sensitive Areas; construction activities shall proceed if no response is received from the Federated Indians of Graton Rancheria 48 hours prior to ground disturbing activities. The monitors shall only be present onsite during the construction phases that involve ground disturbing activities within the Culturally Sensitive Areas. The monitors shall complete daily monitoring logs that describe each day's activities, including construction activities, locations, soil, and any cultural materials identified (Mitigation Measure 3.3-3).

H. PRIOR TO ISSUANCE OF OCCUPANCY PERMIT(S) IN THE RESPECTIVE PLANNING AREAS the applicant shall comply with the following requirements:

(R) Reduce Operational Stationary Noise. For all new stationary equipment associated with newly constructed buildings (e.g., HVAC equipment, back-up generators), the applicant shall retain an acoustical professional to ensure compliance with the following standards:

a. All equipment shall be located and designed such that noise generated would not exceed the County's stationary noise source criteria established in this analysis (noise standards for single family residential uses of 50 dB Leq between the hours of 7:00 a.m. and 10:00 p.m. or 45 dB Leq between the hours of 10:00 p.m. to 7:00 a.m.) at any nearby sensitive receptor.

b. All equipment shall be located and designed such that noise generated at adjacent properties does not exceed the existing ambient noise levels (i.e., 36.1 dBA) by

more than 5 dB. Examples of methods to reduce stationary source noise include the following: locating equipment as far away as possible from noise sensitive land uses, constructing noise barriers between the equipment and noise-sensitive land uses, or using buildings and topographic features to provide acoustic shielding for noise-sensitive land uses. Final design, location, and orientation, as well as compliance with County Code shall be shown in a noise report prepared by the acoustic professional and submitted to the County to confirm compliance, prior to issuance of occupancy permit (Mitigation Measure 3.11-4).

I. WITH RESPECT TO THE ACADEMIC CAMPUS, the applicant shall comply with the following requirements:

(1) Educational uses on the Project site shall be limited to graduate, post-graduate, and/or research program uses, and shall exclude primary or secondary education. Undergraduate students may participate in said programs.

(2) Maximum graduate, post-graduate, and/or research program enrollment up to 325 people on-site may occur without any requirement that such people reside on the Project site.

(3) Any graduate, post-graduate, and/or research program on-site enrollees in excess of 325 shall be required to reside on Project site in residential units currently proposed as part of the Project.

(4) No later than June 1 of each calendar year, the head administrator of the educational institution shall submit to the Marin County Community Development Agency Director a sworn affidavit certifying compliance, including: (i) the peak number of enrolled on-site students during the prior calendar year; (ii) the number of on-site students residing on the project site; (iii) the total number of employees associated with the educational uses of the project site and the number of on-site employees associated with the educational uses residing on the site; and (iv) the number of daycare and fitness center users that live on and off the project site.

(5) Marin County shall have the right, upon 48 hours' written notice and during normal business hours, to conduct inspections and audits reasonably necessary to verify compliance.

J. **Prior to achieving 50-percent enrollment of the academic campus the applicant shall comply with the following requirement:**

(S) Implement Measures to Reduce Parking Demand and/or Increase Supply for the Academic Campus. The project applicant shall prioritize implementation of parking demand reduction measures for faculty, staff, and students of the academic campus to address the estimated parking deficit of 144 parking spaces. Prior to achieving 50 percent enrollment of the academic campus, the project applicant shall submit a parking report that documents academic campus parking usage and any parking overflow onto adjacent residential streets (based on surveys conducted by an independent professional transportation consultant approved by County of

Marin Public Works staff), as well as the status of all parking demand reduction measures. The report shall verify that campus parking occupancy levels do not exceed 90 percent and be submitted to County of Marin Public Works. Should there be excess parking occupancy and overflow conditions, the project applicant shall implement additional parking demand reduction measures and/or new parking supply improvements to address parking shortfalls before any additional enrollment could occur beyond 50 percent. All parking shall be located on the project site and within the vicinity of the facility that it serves. Off-site overflow parking shall not be an acceptable strategy (Mitigation Measure 3.14-3c).

K. The project shall conform to the Planning Division's "Uniformly Applied Conditions 2026" with respect to all of the standard conditions of approval and the following special conditions:

1. Statement of conformance-landscape design professional (1)
2. Exterior lighting (3)
3. Waiver of public liability (4)
4. Tree protection zone fencing (6)
5. Tree protection zone encroachment (7)
6. Wetland protection fencing (8)
7. Exterior materials and colors (12)
8. Landscaping (13)
9. Water efficient landscaping (14)
10. Landscaping verification (15)
11. Utility undergrounding (16)

Department of Public Works- Land Development Division

A. PRIOR TO ISSUANCE OF GRADING PERMIT, BUILDING PERMIT, OR ENCROACHMENT PERMIT, the applicant shall comply with the following requirements:

(T) Phasing. A Phasing Plan shall be prepared in accordance with Marin County Code (MCC) §22.84.070B(5). Each phase shall include all improvements necessary to support safe operation and occupancy, including roadway, streetlights, signage, stripping, utility, drainage, stormwater, grading, pedestrian, bicycle, and emergency access improvements as required by MCC Title 24.04. Each phase shall also include a traffic control plan. Later phases may be created by Parcel Map or remainder parcel pursuant to the Subdivision Map Act and MCC Title 22, provided that:

a. parcels are drawn along phase boundaries (or minor adjustments thereto), and

b. no parcel is further subdivided unless accompanied by all required Improvement Plans and a Final Map.

(U) Improvement Plan Preparation. The developer shall prepare Improvement Plans for all required public and private improvements, including water, recycled water, sewer, storm drain, stormwater quality/treatment facilities, roadways, curbs, gutters, sidewalks, pedestrian walkways, signing, striping, and streetlights. Improvement plans shall address the following:

a. **Plan Approval Prior To Permit Issuance**. Improvement Plans shall be reviewed and approved by Marin County Public Works – Land Development Division, the Local Fire Authority, and applicable utility districts.

b. **Fees**. Plan check, inspection, and development review fees shall be paid at initial Improvement Plan submittal, consistent with MCC §3.48.

c. **Design Exceptions**. Any deviation from County standards—including roadway, drainage, grading, or utility standards—shall be requested in writing and approved by Marin County Public Works – Land Development, per MCC §24.15.

d. **Survey Control**. Project benchmarks shall be based on NAVD88 or another County-approved datum. All survey control shall tie into County monuments or approved control points.

e. **Rights-Of-Way and Easements**. All public rights-of-way, public utility easements, and drainage easements shall be clearly shown on Improvement Plans as required by MCC §22.84.070. Jurisdictional boundaries must be labeled.

f. **Public And Private Utilities**. Utilities shall be clearly designated as public or private, for example by junction structures at the public/private boundary. Public utilities must comply with MCC Titles 18, 19, and 24, and with the applicable water or sanitary district standards.

g. **Roadway Improvement Plan Requirements**. Roadway improvements for each phase shall be shown on the Improvement Plans and shall include all public and private roadway, frontage, intersection, circulation, pedestrian, and bicycle facilities.

h. **Roadway Widths and Sidewalks**. Roadway and sidewalks shall conform to the following minimums.

STREET NAME (SECTION)	MINIMUM WIDTH	SIDEWALK WIDTH MINIMUM
Hodges Dr (Seminary – Shuck)	36 feet	5 feet, both sides
Gilbert Dr (Seminary – Willis)	36 feet	5 feet, north side
Shuck Dr (Hodges - Green)	24 feet	6 feet, west side

Shuck Dr (Green-Hodges)	28 feet		5 feet, both sides
Shuck Knoll	20 feet		5 feet, both sides
Chapel Dr (Willis – Seminary Cove)	20 feet		4.5 feet, north side
Green Ln (Shuck - Reed)	20 feet		4.5-5 feet, both sides
Storer Dr (Shuck– Reed)	24 feet		4.5 feet
Storer Dr (Reed – Herring)	24 feet		
Storer Dr (Herring - End)	20 feet		
Reed Blvd (Storer – Fire Station)	24 feet		5 feet, west side
Herring Dr (E. Strawberry-Storer)	24 feet		5 feet, west side
Herring Dr (Storer - Gilbert)	24 feet		5 feet, both sides
Oliver Ln (Shuck – Shuck)	20 feet		
Judson Ln (Shuck – Garage)	20 feet		
Judson Ln (Private)		1 feet	

i. **Frontage Improvements**. Frontage improvements shall include pavement widening or reconstruction, curb and gutter, sidewalks, pedestrian walkways, ADA curb ramps, landscape strips, street trees, lighting, signing, striping, and drainage facilities in accordance with MCC §19.05.

j. **Right-Of-Way Dedications**. Right-of-way shall be dedicated as necessary to accommodate roadway geometry, sidewalk width, utilities, and intersection design per MCC §24.04.020 - 24.04.230.

k. **Off-Site Roadway Improvements**. Required off-site improvements identified by the County shall be included in the Improvement Plans and constructed as required under MCC §24.04.

l. **Driveway and Site Access**. Driveways shall comply with MCC §24.04.235 – 24.04.320, providing adequate sight distance, radii, and separation from intersections.

m. **Pedestrian Protection and Guardrails**. Handrails and guardrails shall be installed as required by California Building Code (CBC) where pedestrian walkways are elevated or adjacent to grade drops.

n. **Roadway Guardrails and Safety Rails**. Guardrails and barrier rails shall be installed where required by American Association of Stat Highway and Transportation Officials (AASHTO) and the Caltrans Highway Design Manual.

o. **Private Interior Streets**. Private streets shall meet emergency access, American with Disabilities Act (ADA), parking, and circulation criteria consistent with MCC §24.04.230 and Fire Authority requirements.

p. **Pavement Structural Section**. The structural pavement section shall be based on geotechnical testing and shall ensure consistent pavement surfaces and avoid trench patching.

q. **Pedestrian Warning Devices**. Rapid Response Flashing Beacons, pedestrian beacons, or in-roadway warning lights shall be installed where required by County engineering analysis.

r. **Retaining Structures Near Trees**. Retaining structures shall be designed to avoid impacts to tree root zones consistent with MCC §24.04.770.

s. **ADA Curb Ramps**. Americans with Disabilities Act (ADA) compliant pedestrian curb ramps shall be provided at all intersections where sidewalks and/or crosswalks are proposed. The pedestrian ramps shall conform to current ADA standards. Curb ramps must comply with CBC Chapter 11B and Public Right-of-Way Accessible Guidelines (PROWAG).

t. **Sidewalk Clear Width and Warping**. Sidewalks must maintain ADA clearances around obstructions; warps or flares shall be provided per the PROWAG.

u. **Flooding Impact Mitigation**. All project-related flooding impacts shall be mitigated by the developer. Drainage improvements shall be designed by a California-licensed Civil Engineer in compliance with Marin County Code (MCC) §§24.04.520–24.04.550 and §23.18.020. All public and private drainage

improvements shall be shown on the Improvement Plans and approved by Marin County Public Works – Land Development Division.

v. **Hydrologic And Hydraulic Performance Standards**. Project drainage design shall comply with MCC §§24.04.520–24.04.560, MCC §23.18.020, and MCC §23.09.033. The project shall:

i. Provide underground storm drainage capacity sufficient for the 10-year storm under full development conditions for the project and upstream tributary areas.

ii. Provide overland flow capacity for the 100-year storm without flooding structures or causing unacceptable impacts to public or private facilities.

iii. Submit hydrologic/hydraulic models using methods acceptable to the County, including NOAA Atlas 14 precipitation.

w. **CCTV Inspection Before and After Connection**. The downstream reach of existing storm drain systems shall be video-inspected before and after construction. All defects or debris shall be corrected by the developer at their expense, consistent with MCC §24.04.016.

x. **Storm Drain System Requirement**s. A storm drain system shall be constructed where required to drain the tributary area, consistent with MCC §§24.04.520–24.04.550. System alignment shall reflect hydrologic modeling and utility conflict analysis reviewed and approved by Marin County Public Works.

y. **Replacement of Inadequate Facilities**. All inadequate storm drains, corrugated metal pipes, and substandard culverts within or adjacent to the project shall be removed or replaced in compliance with MCC §24.04.015.

z. **Storm Drain Easements**. Public storm drain facilities shall be placed in public rights-of-way or in drainage easements of sufficient width per MC §24.05. Easements shall provide safe access for inspection and maintenance and shall exclude private inlets or Low Impact Development (LID) facilities unless specifically approved.

aa. **Drainage Connection Requirements**. Connections to existing public storm drain facilities shall be made only at approved structures and in accordance with hydraulic energy loss standards per MCC §24.04.530. Misaligned or undersized pipes or laterals shall be removed or replaced.

bb. **Bioretention Facility Requirements**. Bioretention facilities shall comply with MCC §23.18.094 and MCC §24.04.627.

cc. **Grading Plan Preparation**. The Improvement Plans shall include a full site grading plan prepared by a California-licensed Civil Engineer in accordance with Marin County Code (MCC) §24.10. Grading shall direct drainage toward approved

public or private streets or drainage facilities, except where alternative grading is required to preserve protected trees or comply with MCC §24.04.550.

dd. **Survey Monument Protection**. All survey monuments and property corners shall be shown on the grading plan and preserved during construction. Any monuments damaged or destroyed shall be replaced by a licensed land surveyor at the developer's expense.

ee. **Erosion Control And Rain Event Action Plan (REAP)**. Improvement Plans shall include an Erosion and Sediment Control Plan in compliance with MCC §§24.04.620–24.04.650 and the State Construction General Permit. The plan shall describe staging, sequence of work, winterization requirements, and BMP installation. A Rain Event Action Plan (REAP) shall be kept onsite at all times during grading.

ff. **NPDES And Post-Construction Requirements**. All development shall comply with the BASMAA Post-Construction Manual per MCC §23.18. A Final Stormwater Control Plan (FSWCP) shall be approved prior to Improvement Plan approval and shall address treatment, flow control, hydromodification, and long-term maintenance in accordance with MCC §24.04.627.

gg. **Utility Installation Near Protected Trees**. Utilities in public rights-of-way or easements shall avoid Tree Protection Zones where feasible. Where unavoidable, utilities shall be installed by boring or carefully hand-excavated trenching under arborist oversight.

hh. **Removal or Abandonment of Existing Mains**. If any utility mains within a public right-of-way or easement are to be abandoned, the abandoned main shall be removed unless the County approves abandonment in place for tree preservation or conflict avoidance. Private mains within public easements shall be removed unless otherwise approved.

ii. **Pothole Verification**. Existing utilities shall be potholed at all conflict locations prior to final utility design. Potholing within public rights-of-way requires an Encroachment Permit under MCC §13.12.

jj. **Prior to Improvement Plan approval, the following shall be satisfied**:

    i. **Final Joint Trench Plan Approval**. A final joint trench plan shall be submitted and approved by Marin County Public Works and all affected utility providers before Improvement Plan approval.

    ii. **Utility Will Server Letters**. Obtain and submit written "will-serve" letters from all applicable utility providers, including but not limited to water, wastewater/sewer, electricity, natural gas, telecommunications, and any other required utilities. The letters shall confirm the ability and commitment of each provider to serve the proposed development at the required levels of capacity and service.

iii. **Construction Management Plan**. Provide a construction management plan, including at a minimum the following:

(V) A site plan showing areas where grading and construction will take place, soils will be stockpiled, storage area for material delivery, parking for construction workers, and temporary facilities such as portable toilets, temporary power poles, construction trailers. Contact info shall be provided as well.

(W) Dust reduction plan.

(X) Erosion and Sediment Control Plan.

(Y) A traffic control plan including but not limited emergency vehicle access, material and equipment deliveries, and loading and unloading.

(Z) Truck routing map for deliveries and removal of equipment and materials.

(AA) Construction phasing and the timing during any given year when the various components of construction will occur, such as grading, tree and vegetation removal, loud external noise-making work, etc.

iv. **Reports**. The following reports shall be prepared and submitted for review and approval by the Department of Public Works – Land Development Division. Recommendations from the reports shall be incorporated into the Improvement Plans.

(BB) Final Hydrologic and Hydraulic Report. Provide hydrologic and hydraulic (h/h) calculations that clearly show how the detention/treatment basin(s) fully attenuate the 100-year peak flows to pre-project levels. Provided h/h calculations showing that the various drainage facilities and structures are capable of handling a 100-year design storm. Include HGL profiles with the h/h calculations. To determine adequate capacity, the calculations shall be developed until they outfall.

(CC) Geotechnical Report. A site-specific Geotechnical Report shall be prepared and submitted for County review and approval. The report shall evaluate soil characteristics, slope stability, groundwater, settlement potential, seismic parameters, and all grading and foundation recommendations. All grading must follow the approved report. The report shall address areas of weak soils per the Herzog site geology map contained in "Report – Geotechnical Reconnaissance for Master Plan, Golden Gate Baptist Seminary" dated March 22, 1982, by providing recommendation(s) that shall be incorporated into the project plan set.

(DD) Revised Geotechnical Recommendations. If soil or geologic conditions encountered during grading differ from those described in the approved report, a revised soils or geologic report shall be submitted addressing stability, erosion, settlement, and seismic concerns pursuant to MCC §§24.04.590–24.04.740.

(EE) Improvement Agreement and Security. Prior to Final Map recordation or issuance of Building Permits, the developer shall either complete all required improvements or execute a Subdivision Improvement Agreement with the County per MCC §22.100.060. The developer shall furnish performance, labor and materials, and maintenance securities.

(FF) Maintenance Security. Maintenance security shall be posted and remain valid for at least one year following County acceptance of improvements, consistent with MCC §22.100.060.

(GG) Development Impact Fees. All required development impact fees shall be paid before issuance of Building Permits.

(HH) Fehr and Peers "Intersection Review" Memorandum dated August 29, 2025-Community Engagement and Implementation Plan. Prior to commencement of construction activities for the proposed project, the applicant shall submit and receive approval of a Community Engagement and Implementation Plan intended to implement the traffic measures outlined in the Fehr and Peers "Intersection Review" memorandum dated August 29, 2025. The applicant and the County shall consult with other agencies and service providers as appropriate in the review of the Plan. At a minimum the plan shall provide the following:

a. Annual reporting provisions detailing community engagement efforts and progress in implementing the recommended measures; and

b. Should certain measures be determined to be infeasible during the reporting period, alternate measures shall be proposed as informed by appropriate technical expertise and review.

(II) Develop and Implement a Transportation Demand Management Program for Market Rate Residential Uses. Prior to the issuance of the first building permit in the first phase of development, the project applicant shall develop a Transportation Demand Management (TDM) program for the proposed market rate residential units, including any anticipated phasing, and shall submit the draft TDM program to the County of Marin Public Works for review and approval. The performance goal of the TDM program shall attempt to be a 39 percent reduction in weekday home-based VMT per capita generated by the proposed market rate single family and multi-family residential uses to reduce impacts to a less-than-significant level.

The project applicant shall be responsible for preparing and implementing the TDM Program. The project applicant shall be responsible for funding and overseeing the delivery of trip reduction/TDM proposed programs and strategies to achieve the maximum feasible trip reduction as determined in collaboration with County of Marin Public Works staff, which may include, but are not limited to, the following:

- Dedicated shuttle for residents of market units and/or academic campus employees and/or students;

- Establishment of carpool, buspool, or vanpool programs in coordination with Marin Transit in coordination with Marin Transit;
- Vanpool purchase incentives;
- Cash allowances, passes or other public transit subsidies and purchase incentives;
- Parking fees set at levels sufficient to incentivize alternative modes;
- Full or partial parking subsidies for ride-sharing vehicles (i.e., any form of carpooling or vanpooling where additional passengers are carried on the trip);
- Bicycle programs including bike purchase incentives, storage, maintenance program, and on-site education program;
- On-site bike share program;
- Dedicated employee or student housing for adjacent campus;
- Designation of an on-site transportation coordinator for the project;
- Coordination with Golden Gate Transit and Marin Transit to increase transit service in the project area.

The project applicant shall be responsible for preparing and submitting annual monitoring reports to the County in order to inform the County on the effectiveness of the approved TDM program (Mitigation Measure 3.14-2a).

(JJ) Develop a Construction Traffic Control Plan. Prior to construction activities for the proposed project, the applicant shall prepare a detailed Construction Traffic Control Plan (TCP) and submit it for review and approval by the County of Marin (County) Department of Public Works. The applicant and the County shall consult with the California Department of Transportation (Caltrans), Golden Gate Transit (GGT), Marin Transit, Southern Marin Fire Protection District (SMFD) Headquarters staff, and other local emergency service providers for their input prior to approval of the TCP. Additionally, the fire district shall be notified prior to any short- or long-term obstruction of fire access roads that would potentially slow response times or require alternative routes for emergencies. At a minimum, the plan shall include:

- The number of truck trips, time, and day of street closures.
- Time of day of arrival and departure of trucks.
- Limitations on the size and type of trucks, provision of a staging area with a limitation on the number of trucks that can be waiting.
- Provision of a truck circulation pattern.
- Provision of a driveway access plan so that safe vehicular, pedestrian, and bicycle movements are maintained (e.g., steel plates, minimum distances of open trenches, and private vehicle pick-up and drop-off areas).
- Maintain safe and efficient access routes for emergency vehicles.
- Maintain safe and efficient access routes for vehicles.
- Manual traffic control when necessary.
- Proper advance warning and posted signage concerning street closures.
- Provisions for pedestrian safety.
- Contractor parking.
- Maintaining existing parking needs.

A copy of the TCP shall be submitted to local emergency response agencies. Additionally, the local emergency response agencies shall be notified at least 14 days prior to the commencement of construction that would partially or fully obstruct roadways (Mitigation Measure 3.14-3a).

(KK) Widen Roads to Meet County of Marin Roadway Standards and ADA and PROWAG Guidelines for Transportation Accessibility. The project applicant shall provide roadway, parking, and pedestrian facilities that meet ADA and PROWAG guidelines. The project applicant shall incorporate into the project the widening of both public and private roads to meet County of Marin road design standards as identified in Marin County Code Section 24.04.110. The project shall be subject to review by County of Marin Public Works staff to ensure all federal and County requirements and regulations are met and ensure the safe movement of all modes of transportation navigating the project site. The project applicant shall submit a waiver request for any existing or planned road, pedestrian, bicycle, transit, or parking facilities or services on the site that will not meet County roadway, ADA, or PROWAG standards (Mitigation Measure 3.14-3b).

(LL) Geotechnical Engineering to Address Seismically Induced Ground/Structural Failure. The PRA reports identified in the project EIR. recommended that geotechnical engineering of potential seismic induced slope instability areas be included in the design-level geotechnical report to be prepared as part of compliance with Marin County Code, Section 23.08. These additional engineering measures shall include exploration and laboratory testing of soil samples in or near mapped potentially liquefiable areas or areas mapped as underlain by bay mud. Geotechnical engineering shall be performed to confirm a factor of safety above 1.0 is achieved for the design level seismic acceleration calculated at the project site. If the calculated factor of safety is less than 1.0, seismic displacement analyses shall be performed as part of geotechnical engineering to confirm seismic induce displacements are equal or less than pre-construction conditions, and will not affect planned or existing improvements. If the calculated displacement caused by the project exceeds the pre-project condition, engineering improvements shall be implemented to reduce seismic deformations to acceptable levels. For CEQA purposes, the performance standard for the engineering improvements to mitigate the impact would be to maintain risks of lateral spreading and instability at the same or less than existing conditions. The engineering improvements must also meet building codes for safety and structural integrity, which would provide an additional margin of safety for avoiding lateral spreading and instability. The design-level geotechnical engineering shall include geotechnical seismic design recommendations and criteria per the most recent version of the CBC for structures in Seismic Zone 4. In addition, the geotechnical report shall include seismic surcharge loads for retaining structures over 7 feet. While the specific engineering improvements to reduce the risk of lateral spreading and instability would be determined based on project site conditions, typical examples of design features potentially effective in meeting the performance standard could include: retaining walls to hold back spreading soil or downslope movement; surface and subsurface drainage features to direct stormwater away from areas of instability; soil stabilization techniques like surcharging, compaction, or geosynthetic reinforcement; creating terraces or stepped slopes with gabion or retaining wall support; slope contouring to reduce slope angle or profile; and replanting of stabilizing vegetation (Mitigation Measure 3.6-2).

(MM) Geotechnical Engineering to Address Slope Instability and Landsliding. To minimize potential risks of the project exacerbating existing hazards related to slope instability and landsliding, the project shall be designed and constructed in accordance with the geotechnical engineering design requirements as part of compliance with Marin County Code, Section 22.100.040, as well as all applicable provisions of the PRA report and latest edition of the California Building Code (or any superseding local code in effect) at the time of building permit application. Currently, the 2023 CBC is the latest applicable site grading design code including setback distances from graded slopes, and drainage terraces for taller slopes. The geotechnical engineering design shall provide grading requirements for keying, benching, fill compaction, subsurface drainage, and maximum inclinations of both temporary and permanent cut and fill slopes. Specific foundation design shall be provided for structures on fill or weak soils. The project Civil Engineer shall provide surface drainage collection and/or drainage terraces above and on graded slopes.

An updated, site-specific geologic map shall be prepared and included in the geotechnical engineering design that clearly identifies and delineates the limits of the geologic materials present at the site, including all existing landslides, colluvial deposits, undocumented fills, or other areas of instability. The applicant's geotechnical engineer shall also individually catalogue and evaluate mapped areas of instability and undocumented fills and assign each a "Risk Level" in the geotechnical engineering design.

Risk level A landslides would include active and dormant landslides within 100 feet of a building envelope, debris flow source areas, and flow paths that crosses building envelopes / residential use areas, or active landslides that could impact public or private property. Risk Level B landslides would present a lower risk of damage and include all active, dormant or potential landslide areas on the property that do not have the potential to significantly damage property or improvements within or outside the property. In most instances, Risk Level B landslides would be located in proposed open space areas or in areas outside of any building envelope and any residential use area. The risk level assignments shall guide site-specific geotechnical engineering design.

The geotechnical consultant shall perform supplemental subsurface exploration, laboratory testing, and engineering analyses to define the slope stabilization and landslide avoidance, improvement, or repair required in the design of project features in each catalogued area of instability. In general, landslides that have a higher potential of being mobilized by construction (Risk Level A landslides) should be improved or repaired, while Level B landslides should be improved or avoided in accordance with the definitions below:

a. **Landslide Avoidance**: requires locating structures and improvements an adequate distance from an existing landslide so that any future movement of the landslide would not affect the structures or improvements.

b. **Landslide Improvement**: requires increasing the slope stability to a level such that the calculated factor of safety is at least 1.2 for static conditions. Improvement

may also include the construction of protective structures below the landslide to protect down slope improvements.

c. **Landslide Repair**: shall improve the slope stability of the landslide area such that the calculated factor of safety defined as the ratio of the resisting forces to the driving forces) is at least 1.35 for static conditions (a factor of safety less than 1.5 is often utilized for landslide repair due to the ability to better define subsurface conditions and residual soil strength through a combination of exploration, laboratory testing and back-calculation of the original failure. If landslide specific exploration, laboratory testing and back-calculation is not performed, the factor of safety should be 1.5.) and greater than 1.0 for pseudo-static (seismic) conditions using the calculated design level acceleration at the project site. If the calculated pseudo-static factor of safety is less than 1.0, displacement analyses should be performed to determine if acceptable for the landslide specific conditions and if displacements could adversely impact existing or proposed improvements. The improved stability may be accomplished by various methods including: (1) excavation of unstable material, installation of subsurface drainage and construction of a compacted earth fill buttress; (2) design and construction of retaining structures; (3) de-watering with subsurface drainage; (4) removal of the entire unstable landslide mass; or (5) other methods for landslide stabilization acceptable to the County of Marin.

Examples of repair and/or improvement of landslides may include one or a combination of the following methods, or other engineering strategies defined during geotechnical engineering design:

- excavation of unstable material, installation of subsurface drainage and construction of a compact earth fill buttress;
- design and construction of retaining structures (above and below ground pile walls and shear keys);
- de-watering with subsurface drainage;
- removal of the entire unstable landslide mass; or
- other methods as deemed acceptable to Marin County.

Design drainage facilities shall also be documented during geotechnical engineering. On cut and fill slopes, terrace drains shall be included at intervals necessary to adequately drain slopes, such as every 30 feet of vertical height. The terrace drains shall have a minimum flowline gradient of six percent to make them self-cleaning (per the California Building Code). Storm drainage facilities shall convey surface water away from areas of instability and discharge into the storm drainage system. The Geotechnical Engineer shall review the planned storm water discharge locations (bio-swales and dissipators) and identify design requirements to avoid the potential for this water to exacerbate any existing areas of mapped instability or induce new instability as confirmed during Marin County engineering review of the applicant's geotechnical engineering design (Mitigation Measure 3.6-4).

(NN) Prepare Construction Noise Control Plan. Prior to commencement of any construction activities and in consultation with an acoustic professional, the applicant shall prepare a construction noise control plan that demonstrates with substantial evidence, based on finalized project-specific information (e.g., specific equipment profiles, location of construction activities, precise construction durations), that construction noise would not exceed existing daytime noise levels at nearby residences by more than 5 dBA, if feasible. If it is determined infeasible to reduce construction noise to more than 5 dBA above existing daytime noise levels at nearby residents, based on the distance to sensitive receptors and construction site topography, the construction noise control plan shall provide substantial evidence of infeasibility and inclusion of all feasible measures to reduce construction noise. The construction noise control plan shall be provided to County Community Development Agency staff prior to the start of project construction to document achievement of the following standards and measures. The plan shall include, at a minimum, the following measures:

a. All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturer recommendations. Equipment engine shrouds shall be closed during equipment operation.

b. All construction equipment with back-up alarms shall be equipped with either audible self-adjusting backup alarms or alarms that only sound when an object is detected. The self-adjusting backup alarms shall automatically adjust to 5 dBA over the surrounding background levels. All non-self-adjusting backup alarms shall be set to the lowest setting required to be audible above the surrounding noise levels.

c. All construction equipment and equipment staging areas shall be located as far as possible from nearby noise-sensitive land uses, and/or located to the extent feasible such that existing or constructed noise attenuating features (e.g., temporary noise wall blankets) block line-of-site between affected noise-sensitive land uses and construction staging areas.

d. The construction contractor shall use noise reducing operation measures, techniques, and equipment. This requirement shall be enforced through its inclusion on all construction bid specifications for construction contractors hired within the project site. The bid specifications shall require that construction contractors provide an equipment inventory list for all equipment within the fleet with greater than 50 horsepower engines, that includes (at a minimum), make, model, and horsepower of equipment; operating noise levels at 50 feet, available noise control device that are installed on each piece of equipment; and associated noise reduction from the installed technology. Control devices shall include, but are not limited to, high-efficiency mufflers, acoustic dampening and protected internal noise absorption layers to vibrating panels, enclosures, and electric motors. In addition, the contractor shall specify how proposed alternative construction procedures shall be employed to reduce noise at sensitive receptors compared to other more traditional methods. Examples include, but are not limited to, welding instead of riveting, mixing concrete off-site instead of on-site, and the

use of thermal lance instead of drive motors and bits. In all cases, the requirement is that the best commercially available noise-reducing technology and noise-reducing alternative construction method shall be used, provided that there are no safety concerns, engineering limits, or environmental constraints preventing it from being used. If a unique circumstance does exist that prevents an alternative quieter construction method to be used, the contractor shall provide evidence to support their proposal. The noise reduction elements of construction bid submittals shall be approved by the County of Marin, in coordination with a qualified acoustical professional.

e. Combine noisy operations (e.g., riveting, cutting, hammering) to occur in the same time period (e.g., day or construction phase), such that the overall duration of these activities is reduced to the extent feasible. By performing the noisiest operations together within the same time period, the overall duration that excessive noise would occur is reduced, minimizing the disturbing effects of exposure to prolonged increased noise levels.

f. Stationary noise sources such as generators or pumps shall be located as far away from noise-sensitive uses as feasible.

g. Based on the site-specific construction parameters and anticipated construction noise levels, temporary noise curtains or other similar barriers may also be considered to achieve further noise reduction. Should these measures be required, they must meet the following minimum requirements:

    i. Install temporary noise curtains as close as possible to the boundary of the construction site within the direct line of sight path of the nearby sensitive receptor(s).

    ii. Temporary noise curtains shall consist of durable, flexible composite material featuring a noise barrier layer bounded to sound-absorptive material on one side. The noise barrier layer shall consist of rugged, impervious, material with a surface weight of at least one pound per square foot.

h. No less than 1 week prior to the start of construction activities at a particular location, the construction contractor shall provide notification to nearby noise-sensitive land uses (e.g., residential uses) that are located within 1,200 feet (0.23 mile) of the construction site (i.e., based on the construction noise modeling, distance at which noise-sensitive receivers would experience noise levels of 5 dBA over existing ambient levels).

i. The contractor shall designate a disturbance coordinator and post that person's telephone number conspicuously around the construction site and provide it to nearby residences. The disturbance coordinator shall receive all public complaints and be responsible for determining the cause of the complaint and implementing any feasible measures to alleviate the problem (Mitigation Measure 3.11-1).

(OO) Apply Tier 4 Final Emission Standards to All Diesel-Powered Off-Road Equipment. The project applicant shall require the construction contractor to only use off-road construction equipment that meet EPA's Tier 4 final emission standards as defined in 40 CFR 1039 and to comply with the appropriate test procedures and provisions as contained in 40 CFR Parts 1065 and 1068. This measure can also be achieved by using battery-electric off-road equipment as it becomes available. Implementation of this measure shall be required in the contract the project applicant establishes with its construction contractors. The applicant shall demonstrate its plan to fulfill the requirements of this measure in a report or in project improvement plan details submitted to the County prior to the use of any off-road, diesel-powered construction equipment on the site. Apply Tier 4 Final Emission Standards to All Diesel-Powered Off-Road Equipment Construction bid documents shall specify the use of EPA Tier 4 equipment. A report or project improvement plan details shall be submitted to the County prior to the use of any off-road, diesel-powered construction equipment on the site (Mitigation Measure 3.2-1).

(PP) Installation of EV Charging Stations Meeting the Tier 2 Requirements of the Most Recent CALGreen Code. Prior to the issuance of construction permits, the project applicant shall incorporate the appropriate number of EV chargers to meet the Tier 2 requirements of Part 11 of the Title 24 California Building Code (CalGreen code) in effect at the time of project construction.

The Tier 2 requirements of the 2022 CalGreen code require that nonresidential projects (which includes academic land uses) introducing more than 201 parking spaces require 45 percent of all parking spaces be EV capable and 33 percent be EV Charging Stations (EVCS) – EV capable with installed chargers. Furthermore, EVCS parking spaces count towards EV Capable Spaces. Considering the project's proposed 241 spaces for academic uses, the project shall install 109 EV capable spaces (spaces equipped with the electrical infrastructure to support an EV charger), 80 of which shall have EVSE. In other words, the project shall install 109 EV capable spaces, 80 of which shall have EVCS (Mitigation Measure 3.7-1).

(QQ) Decarbonize Buildings or Purchase Offsets if Marin County Has an Adopted GHG Offset Policy and Program. The applicant shall reduce GHG emissions from buildings to the maximum extent feasible. As one option, the applicant may voluntarily commit to the County that the new buildings in the project will be constructed entirely without natural gas infrastructure or, if not fully avoiding natural gas infrastructure, new buildings will use all-electric appliances (e.g., heating and cooling systems, stoves/ovens, dishwashers, and water heaters) to the extent feasible. The applicant shall provide the information necessary for the County to confirm that the applicant has met this voluntary commitment prior to the issuance of occupancy permits, as demonstrated by constructed buildings or approved design plans.

If new buildings in the project will rely on natural gas, which contributes to GHG emissions, the applicant shall provide other GHG-reducing measures consistent with BAAQMD and CARB recommendations to reduce building-related GHG emissions to the maximum extent feasible. The Bay Area Air Quality Management District (BAAQMD) and California Air Resources Board (CARB) recommend that lead agencies prioritize on-site

design features, such as those listed under Mitigation Measure 3.7-1a and Mitigation Measure 3.14-2, and direct investments in GHG reductions within the communities surrounding the project site to provide potential local air quality and economic co-benefits. While emissions of GHGs and their contribution to climate change is a global problem, emissions of air pollutants, which have an adverse localized effect, are often emitted from similar activities that generate GHG emissions (i.e., mobile, energy, and area sources), so reductions in GHG emissions can also result in the accessory benefit of reduced local air pollutant emissions. For example, direct investment in a local building retrofit program in existing nearby Marin County communities could pay for cool roofs, solar panels, solar water heaters, smart meters, energy efficient lighting, energy efficient appliances, energy efficient windows, insulation, and water conservation measures for homes within the vicinity of the project. Directing local investments to low-income and middle-income households can address equity in the investments. Other examples of local direct investments include financing the installation of regional EV charging stations, paying for electrification of public school buses, and investing in local urban forests. These investments would help achieve GHG reductions as well as improve regional and local ambient air quality. The actions to reduce GHG emissions must meet the criteria of being real, quantifiable, permanent, verifiable, enforceable, and in addition to any GHG emission reductions otherwise required by law or regulation, consistent with the standards set forth in Health and Safety Code section 38562, subdivisions (d)(1) and (d)(2).

At this time, Marin County has no identifiable GHG emission off-set policy or program that has been codified and/or adopted for development purposes. However, if at the time of the project's consideration for approval by the Board of Supervisors, if Marin County has adopted a GHG offset policy and implementation program, the applicant shall define offsets that feasibly meet the County program requirements and state protocols and standards. If a County policy and implementation program do not exist at the time of project consideration for approval, use of GHG offsets would be administratively infeasible to monitor and enforce. Such credits shall comply with protocols approved by CARB, consistent with Section 95972 of Title 17 of the California Code of Regulations. Credits must be purchased through one of the following: (i) a CARB-approved registry, such as the Climate Action Reserve, the American Carbon Registry, and the Verified Carbon Standard; (ii) any registry approved by CARB to act as a registry under the California Cap and Trade program; or (iii) through the California Air Pollution Control Officers Association's (CAPCOA's) GHG Rx and BAAQMD, if available (Mitigation Measure 3.7-1b).

SECTION III: EFFECTIVE DATE AND PUBLICATION

This Ordinance shall be and is hereby declared to be in full force and effect as of thirty (30) days from and after the date of its passage and shall be published once before the expiration of fifteen (15) days after its passage, with the names of the Supervisors voting for and against the same, in the Marin Independent Journal, a newspaper of general circulation published in the County of Marin.

SECTION IV: VOTE

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin held on this 9th day of June 2025 by the following vote:

AYES: SUPERVISORS

NOES:

ABSENT:

_____
PRESIDENT, BOARD OF SUPERVISORS

ATTEST:

_____
DEPUTY CLERK