

MARIN COUNTY BOARD OF SUPERVISORS

RESOLUTION NO. _____

A RESOLUTION TO APPROVE THE NORTH COAST LAND HOLDINGS LLC DESIGN REVIEW AND TREE REMOVAL PERMIT APPLICATION (P1490) 201 SEMINARY DRIVE, MILL VALLEY (ASSESSOR’S PARCEL NOs:043-261-25, 043-261-26, 043-262-03, 043-262-06, 043-401-05, 043-401-10, 043-401-16, 043-402-03, and 043-402-06)

SECTION I: FINDINGS

WHEREAS, the applicant, North Coast Land Holdings LLC, requests Design Review and Tree Removal Permit approval for the following residential components and tree removal activities associated with the North Coast Land Holdings Master Plan application:

I. Design Review. Development subject to design review approval includes the following project components:

A. Seminary Point Planning Area. A total of 14 units contained in 10 buildings in the planning area consisting of the following:

- 1. Building Type 70: A total of eight units (contained in four buildings), each containing 2,518 square feet of floor area, and reaching a maximum height of 28 feet above surrounding grade;
2. Building Type 71: A total of six single family residences, each containing 1,762 square feet of floor area and reaching a maximum height of 26 feet above surrounding grade.

B. Hodges/Shuck Planning Area. A total of 114 units (contained in 28 buildings) in the planning area consisting of the following:

- 1. Building Type 21: A total of 32 units, housed in eight buildings, each containing 6,291 square feet of floor area and reaching a maximum height of 34.25 feet above surrounding grade.
2. Building Type 30: A total of 18 units, housed in nine buildings, each containing 3,463 square feet of floor area and reaching a maximum height of 34.75 feet above surrounding grade.
3. Building Type 31: A total of 18 units, housed in six buildings, each building containing 4,592 square feet of floor area and reaching a maximum height of 33.75 feet above surrounding grade.
4. Building Type 32: A total of 4 units, housed in two buildings, each building containing 3,348 square feet of floor area and reaching a maximum height of 33 feet above surrounding grade.
5. Building Type 33: A total of 4 units, housed in two buildings, each building containing 4,561 square feet of floor area and reaching a maximum height of 31 feet above surrounding grade.

6. **Building Type 40:** A total of 38 units, housed one building containing 44,568 square feet of floor area, and reaching a maximum height of 31.89 feet above surrounding grade.

C. Reed/Storer/Shuck Planning Area. A total of 36 units (housed in 18 buildings) in the planning area consisting of the following:

1. **Building Type 10:** Eight buildings containing a total of 16 units, each building containing 4,196 square feet of floor area; the buildings would reach a maximum height of 32.5 feet above surrounding grade.

2. **Building Type 11:** Four buildings containing a total of 8 units, each building containing 3,088 square feet of floor area; the buildings would reach a maximum height of 30 feet above surrounding grade.

3. **Building Type 12:** Six buildings containing a total of 12 units, each building containing a total of 5,450 square feet of floor area; the buildings would reach a maximum height of 30 feet above surrounding grade.

D. Mission Drive Planning Area. Construct two (2) single family residences (Building Type 72), each containing 3,124 square feet of floor area and reaching a maximum height of 31.5 feet above surrounding grade.

E. Dormitory Hill Planning Area. Construct a residential care facility (RCF) (Building Type 52) that would contain 150 apartments. The RCF would contain approximately 267,354 square feet of floor area and would have three stories from the main entry level, reaching a maximum height of 39.85 feet above surrounding grade. The RCF would contain a total of 150 apartments, of which 50 would be memory care apartments and 100 would be independent living apartments.

F. Chapel Hill Planning Area. Construct 40 new residential units (Building Type 80), containing a total of 96,611 square feet of floor area in two separate building clusters to the east and west of Chapel Hill. The buildings would reach a maximum height of 36 feet above surrounding grade.

G. Shuck Drive Knoll Planning Area. Construct seven buildings (Building Type 60) with associated garages containing a total of 14 residential units, each building containing 2,871 square feet of floor area and reaching a maximum height of 30 feet above surrounding grade.

II. Tree Removal Permit. Tree removal activities subject to Tree Removal Permit approval would consist of the following:

Common Name	Scientific Name	No. of Trees Removed	Size Range (diameter at breast height, inches)
Coast live oak	<i>Quercus agrifolia</i>	48	Range: 6 inches to 40 inches
Coast redwood	<i>Sequoia sempervirens</i>	1	22 inches
Bay laurel	<i>Laurus nobilis</i>	1	11 inches

TOTAL		50	
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Other site improvements include and are not limited to roadway construction and other vehicular improvements, utility installation and upgrades, trail and open space improvements, installation of landscaping, stormwater and drainage facilities, and other improvements to service the residential development.

Design Review approval is required pursuant to Marin County Development Code Section 22.42.020 as the development involves the construction of residential structures as well as other physical improvements in a Planned (RMP) zoning district. Tree Removal Permit approval is required pursuant to Marin County Development Code Section 22.62.020 as the project involves the removal of trees, otherwise not exempt from the requirement to obtain Tree Removal Permit approval.

The project is proposed at 201 Seminary Drive, on APNs 043-261-25, 043-261- 26, 043-262-03, 043-262-06, 043-401-05, 043-401-10, 043-401-16 043-402-03 and 043-402-06, in the community of Strawberry.

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 approval of the project to the Marin County Board of Supervisors.

WHEREAS, on March 30, 2026, the Marin County Board of Supervisors held a duly noticed public hearing to take public testimony and consider the project.

WHEREAS, the proposed project is consistent with those portions of the Marin Countywide Plan (CWP), the Strawberry Community Plan and the Amendments to the Strawberry Community Plan 1982, that are applicable under State housing law. The development and tree removal activities are project elements of the North Coast Land Holdings Master Plan, which contains mitigation measures and other required project conditions that ensure that implementation of the project is consistent with those portions of the Marin Countywide Plan, Strawberry Community Plan, and the Amendments to the Strawberry Community Plan 1982, that are applicable under State housing law.

The Amendments to the Strawberry Community Plan 1982 contain policies and “development guidelines” pertaining to the project site such as a preferred residential density, prohibitions regarding the nature of residential units at different locations on the site and a requirement to provide student housing units on the site. As the project is a qualifying “housing development project” under state housing law, in particular the State Density Bonus Law, the applicant is eligible for a potential maximum density as prescribed by the CWP Housing Element, as well as concessions and waivers to development standards which the applicant has elected to pursue. As required by State housing law, the County approved the applicant’s requests for incentives, concessions and wavers of development standards as summarized in the applicant’s Affordable Housing Plan in the Master Plan approval for the project because the applicant justified 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 development standards summarized

in the Affordable Housing Plan, the construction of the project would be physically precluded. Therefore, the County granted relief from those requirements and standards enumerated in the applicant's Affordable Housing Plan consistent with state law as detailed in the Master Plan approval.

WHEREAS, the proposed project is consistent with the North Coast Land Holdings Master Plan as summarized below:

The North Coast Land Holdings Master Plan contemplates the redevelopment of the former Baptist Seminary campus to provide a diverse mix of housing types (senior, market rate and affordable), while preserving, enhancing and providing new public access trails, playing fields, and walkways. In addition, the Master Plan and associated Conditional Use Permit provides provisions for a day care center and fitness facility in response to community need. The proposed project that is the subject of the Design Review and Tree Removal Permit application was contemplated in the North Coast Land Holdings Master Plan and evaluated in the project environmental impact report. Further, those conditions of approval including those mitigation measures prescribed in the project EIR and contained in the Master Plan are applicable to this proposed Design Review and Tree Removal Permit, as well as the future development contemplated and approved under the Master Plan as conditioned below.

WHEREAS, the proposed project is consistent with the mandatory findings for Design Review (Marin County Code Section 22.42.060) as summarized below:

- A. The proposed development complies with either the Single-family and Multi-family Residential Design Guidelines, as applicable, the characteristics listed in Chapter 22.16 (Discretionary Development Standards) and 22.32.168 (Tidelands), as well as any applicable standards of the special purpose combining districts provided in Chapter 22.14 of this Development Code.**

The project site is zoned RMP-2.47 (Residential, Multiple, Planned District). With respect to Chapter 22.14 of the Development Code, the special purpose combining district, Bayfront Conservation Combining District (BFC), extends along a narrow band of land of those portions of the site located along the San Francisco Bay. None of the proposed improvements would occur within those portions of the site (APNs 043-261-25 and -26) zoned BFC. Further the project is not proposed in a Tidelands area, pursuant to Section 22.32.168 of the County's Development Code.

Consistent with the North Coast Master Plan, the project site has been divided into seven discrete planning areas. All of the planning areas, with the exception of the Dormitory Hill Planning Area which would contain the residential care facility, contain a mix of building types. The majority of the residential components envisioned under the master plan are the subject of this Design Review application and are evaluated below consistent with the County's Design Guidelines and Discretionary Development Standards.

SITE PREPARATION: Development Standards: J.1 through J.6; Single Family Residential Design Guidelines A-1.2 through A-1.4; Multifamily Residential Guidelines DG-52, DG-54, DG-86

A considerable amount of grading (220,000 cubic yards of cut) is proposed with the project authorized in the Master Plan, however, all of the cut material would be reused on the project

site with a majority of the material being used to raise the elevation of the existing playing field and to provide an adjacent pedestrian walkway. With the exception of the development of residential units proposed in the Chapel Hill and Seminary Point Planning Areas, all other planning areas have been previously disturbed and contain existing development (34.55 acres of the site is comprised of existing development and highly disturbed vegetation). Further the proposed grading has been designed to retain the natural features of the site to the maximum extent feasible, ensuring that large swaths of native vegetation and trees are retained (including coast live oak woodland areas). The grading has been designed to provide rounded and contoured slopes ensuring that slopes harmonize with the existing topography.

Further, split-level building terraces have been used throughout the planning areas to reduce building pad size. Conditions of approval of the master plan require the applicant to obtain approval of a detailed grading plan consistent with the County of Department Public Work's requirements and the applicant would be required to employ required measures through a Sediment Control and Erosion Plan to ensure that grading activities do not impair creeks or the surrounding watershed. Such measures include but are not limited to erosion and sediment control measures such as sediment barrier fencing, coir matting, and provisions for stockpiling excavated material. While impervious surfaces would be increased with the project (existing impervious surface is 18.9 acres, proposed impervious surface is 23.6 acres), the additional impervious area would be offset by the requirement to received approval and implement the provisions of a detailed stormwater management plan (including bioretention facility requirements) prepared consistent with County and State requirements.

As discussed in further detail below, the project would involve the removal of 87 trees to accommodate the development. While much of the tree removal would consist of removing diseased, dead, and/or unsafe trees, a total of 50 trees require the approval of a Tree Removal Permit. The site would continue to contain a variety of trees and associated land cover types such as coast live oak woodlands, closed cone pine cypress forest) with project implementation and much of the proposed development would occur in previously disturbed areas containing highly disturbed vegetation. As detailed in the project EIR, ground disturbance has the potential to affect special status plants that were found to be scattered throughout the project site. Conditions of approval have been included in the master plan approval to ensure that potential effects to special status plants are minimized (such a preconstruction surveys). The project EIR evaluated the potential for the project to degrade or result in the loss of sensitive natural communities. The analysis concluded that potential project effects to sensitive natural communities would be less than significant.

There have been geotechnical concerns raised regarding the project including the stability of the playing field given the proposal to place fill to raise the field, as well as the potential hazards associated with landslide zones and site soils. The project EIR evaluated geotechnical conditions of the project site based on sufficient information to determine the potential for significant environmental impacts, including the location, nature, and potential magnitude of effects caused by the proposed project in areas of potential slope instability, liquefaction, and subsidence. Further, a design-level geotechnical engineering report will be required, subject to approval by the County's Department of Public Works. The report would evaluate soil characteristics, slope stability, groundwater, settlement potential, all grading and foundation recommendations. In addition, the report will be required to address areas of weak soils as identified by previous project geotechnical reports and provide recommendations that would be required to be incorporated into project plans.

BUILDING LOCATION: Development Standards D.1 through D.4; Single Family Residential Design Guidelines D-1.6; Multifamily Residential Design Guidelines DG-30 through DG-36, DG-36 through DG-42, DG-43 through DG-46

Those standards and guidelines related to specific project elements are discussed in more detail below. Those standards that apply to the whole of the proposed project are discussed as follows:

- The project site does not contain “visually prominent ridgelines” as defined in Marin County Development Code Section 22.130.030.
- Solar generating panels would be installed on the building roofs of the new residential units and hidden behind parapets as required by the building code. Other sustainability features are also proposed such as variable refrigerant flow systems to reduce the need for air conditioning, low wattage lighting fixtures, and the use of energy efficient building materials that would be long-lasting and durable.
- The project would be conditioned such that all exterior lighting fixtures would be for safety purposes only, directed downward and shielded to prevent adverse lighting effects on nearby properties. The project lighting would complement the proposed architecture and would be consistent throughout the various planning areas.
- Approximately 70-percent of the site would be maintained as open space, athletic fields, paths and plazas and a network of trails. The master plan contains a condition of approval that requires the approval of an “Open Space and Trail Improvement Program” prior to the issuance of project grading or building permits that would specify provisions for the permanent dedication of public access spaces as well details regarding space design and maintenance consistent with County requirements.
- The applicant has proposed a landscape plan that includes the removal of dead and declining trees and invasive species as well as pruning dead wood and branches from existing trees. The site would be replanted with native species including clusters of oaks, buckeyes and compatible ornamental species. On-site landscaping would be designed to reduce the use of potable water and would be sited in accordance with the Southern Marin Fire Protection District’s requirements.
- The development would include units with three bedrooms, a day care facility and other facilities such as bike lanes as specified in the Marin Countywide Plan consistent with the Discretionary Development Standards.

Residential Care Facility-The residential care facility (RCF) is proposed in the Dormitory Hill Planning Area. The planning area has been previously disturbed and currently contains two, two-story buildings containing a total of 66 dorm-style rooms. The proposed RCF would contain approximately 267,354 square feet of floor area, and three stories from the main entry level, reaching a maximum height of 39.85 feet above surrounding grade. The RCF would be readily accessible from existing roadways (Storer and Gilber Drive(s)) and would be contained in four discrete building types, housed in two buildings. The buildings would be clustered together in the planning area, and vegetation and trees are proposed that would screen the RCF from other areas on site and the adjacent community. Additional mitigation measures as proscribed in the project EIR have been included as conditions of approval in the project Master Plan, specifying that screen trees and shrubs be planted in key view areas to the RCF to ensure that views of the RCF are minimized.

Other Residential Development-With the exception of the Chapel Hill and Shuck Drive Knoll Planning Areas discussed in more detail below, the remaining planning areas have been previously disturbed with various levels of development with the most intensive development

area being the Hodges/Shuck Planning Area with 93 existing residential units. The development has been clustered in accessible portions of the respective planning areas, taking advantage of existing access patterns and routes. As discussed above, landscaping is proposed that would aid in screening and softening views of the development and existing standards of mature trees would be retained to the maximum extent feasible.

The Chapel Hill Planning Area is currently undeveloped and consists of a leveled hilltop partially surrounded by a stand of Monterey pines. The development proposed in this area would flank the western and eastern sides of Chapel Hill with development in these areas clustered together. Access to the development would be achieved via existing roadways and routes. To ensure that views of development in the Chapel Hill Planning Area are buffered, a condition of approval has been included in the project master plan that specifies vegetative screening and the maintenance of a view corridor to Richardson and San Francisco Bays from Chapel Hill. Like the Chapel Hill Planning Area, the Shuck Drive Knoll Planning Area is also currently undeveloped and consists of an open grassy hillside surrounded by forested areas. Development proposed in the Shuck Drive Knoll Planning Area would be located along Chapel Lane, in locations accessible via existing access.

PROJECT DESIGN: Development Standard I.1 and I.2; Single Family Residential Design Guideline D-1.7; Multifamily Residential Guidelines DG-22, DG-25 through DG-28

Residential Care Facility-The RCF would reach a maximum height of 39.85 feet above grade. Consistent with the Discretionary Development Standards pertaining to multifamily residential height limits (Code Section 22.16.030(I)) because the RCF would maintain setbacks of more than 15 feet from property lines the applicable maximum height limit is 45 feet. Therefore, the RCF would be below the maximum height limit and complies with the County's height requirements.

The materials and colors proposed for the RCF would be consistent with those selected for the entire development and include brick finishes, synthetic wood paneling, aluminum window and sun shades, flat membrane roofing materials, etc. Further a condition of approval included in the master plan requires the use of a variety of light and slightly darker-valued earth toned materials that are flat and non-reflective. Further conditions require that reflective surfaces maintain a specified reflectance coefficient to reduce potential glare.

Other Residential Development-The other residential development proposed with the project consists of a mix of building types, ranging from those that are single family residences to multi-family residences. While the majority of the residential units would comply with the 30-foot maximum height limit for single family residences, and 45 feet for multifamily residences setback 15 feet from property lines, there are buildings that would exceed the respective height limits specified in the County's Discretionary Development Standards. As discussed above, the applicant has requested and the County has granted a waiver to the applicable height requirements consistent with state housing law as the applicant has demonstrated that without the granting of the waiver to applicable development standards the housing development would be "physically precluded".

Similar to the materials and colors proposed with the RCF, the residential project components include variable finishes (brick, wood, etc), a variety of roof designs applied consistently throughout the planning areas, aluminum windows and sun shades, etc. As described above, conditions of approval would require a variety of light and dark toned exterior materials and requirements to minimize and reduce glare.

MASS AND BULK: Single Family Residential Design Guidelines D-1.1 through D-1.5, Multifamily Residential Guideline 2.4.

Residential Care Facility-The RCF would be comprised of three building types and housed in two discrete buildings. Applicable licensing and state requirements pertain to RCF such that further dividing the RCF into smaller components is not feasible. Nonetheless, by housing the RCF in two buildings, the visual bulk and mass would be broken up. The roof design of the RCF has been broken into smaller components and notches, recesses and a variety of materials have been used along the façade to break up and add visual interest to the structure. Architectural projections such as wood slat awnings, and a series of outdoor balconies with glass panels, aid in reducing the bulk and mass of the structure.

Other Residential Development-The residential development proposed with the project would use a variety of building types in the respective planning areas. Consistently the proposed buildings demonstrate the use of smaller building components. Further roof forms and lines have been broken into smaller components where applicable and long linear unbroken rooflines are not present in the proposed single family residences. Those buildings proposed in hillside areas have been cut into the hillside to reduce visual bulk. Parking areas are proposed below ground in several of the planning areas to aid in reducing visual bulk.

EXTERIOR LIGHTING: Development Standard G; Single Family Residential Design Guideline C-1.11, Multifamily Residential Design Guideline 2.8

The project would be conditioned such that all exterior lighting fixtures would be for safety purposes only, directed downward and shielded to prevent adverse lighting effects on nearby properties. The project lighting would complement the proposed architecture and would be consistent throughout the various planning areas.

LANDSCAPING AND VEGETATION REMOVAL: Development Standard F; Single Family Residential Design Guideline A-1.1, Multifamily Residential Design Guidelines DG-37, DG-39

The applicant has proposed a landscape plan that includes the removal of dead and declining trees and invasive species as well as pruning dead wood and branches from existing trees. The site would be replanted with native species including clusters of oaks, buckeyes and compatible ornamental species with a focus on drought tolerant species. On-site landscaping would be designed to reduce the use of potable water and would be sited in accordance with the Southern Marin Fire Protection District's requirements. Consistent with Marin County Code Section 22.26.040 landscape irrigation would be water efficient and with the implementation of conditions of approval would be strategically placed to screen buildings. In addition, the proposed landscaping would aid in establishing the neighborhoods created in the respective planning areas, and the landscaping pallets used would be consistent and complementary throughout the project site. Conditions of project approval would offer protection of native plant species through the employment of pre-construction surveys and avoidance of special status plants as appropriate, and the use of best management practices during construction. As 70-percent of the project site would remain as undeveloped open space, and the proposed development is predominantly sited in areas with existing development, existing natural areas would be maintained on site to the maximum extent feasible.

ACCESS: Development standard C; Single Family Residential Design Guidelines A-1.5; Multifamily Residential Design Guidelines DG-80 through DG-88

Conditions of project approval require specified roadway and sidewalk widths as well as installation of frontage improvements that are consistent with County requirements. Further, a condition of project approval of the County's Department of Public Works (DPW) requires the approval of a Roadway Improvement Plan for each phase of the project (specified in a required Improvement Plan). Project driveways are subject to County requirements to ensure safe and appropriate driveway design. Class III bicycle lanes are proposed on interior streets and the project has been designed to encourage pedestrian and bicycle use through the development and enhancement of new and existing onsite trails.

Garages are proposed below ground in several planning areas eliminating dominating street facing parking facades. Bioretention areas and other stormwater pollution and prevention measures would be implemented throughout the proposed project including in proposed parking areas to capture and treat run-off. Bicycle parking is proposed throughout the development and the site is located near the Seminary Drive Bus Pad where local and County bus service is provided on a regular basis. A total of 944 parking spaces would be provided with the project; an increase of approximately 336 parking spaces. DPW has determined that the parking proposed with the project meets requirements.

NEIGHBORHOOD COMPATABILITY: Single Family Residential Design Guidelines B-1.1, C-1.1 through C-1.3, C-1.7; Multifamily Residential Design Guidelines DG-3, DG-5, DG-6, DG-8, DG-10 through DG-12

Residential Care Facility-The front of the RCF would face out on to existing roads, while maintaining a considerable distance that would serve as an open landscaped area with site furnishings and the building fronts having clearly marked entrances with large windows. Landscaped pathways would connect the buildings with streets and sidewalks. Outdoor balconies are proposed and universal design elements have been integrated into the RCF to ensure that the facility can be accessed by a broad group of people of all ages and needs. In addition to those outdoor spaces proposed with the RCF, the project as a whole would maintain 70-percent of the project site as open area, containing a variety of trails, walking paths and playing fields. The applicant is required to obtain approval of an "Open Area and Trail Improvement Plan" to ensure that these areas are dedicated for public use and to specify the design and treatment of the areas subject to the plan.

Other Residential Development-The project would provide a mix of multi-plexes, townhouses, small and medium sized apartments, as well as pocket neighborhoods. This mix of residential types is seen in the surrounding community where residential uses such as condominiums, and single- and multi-family homes surround the project site. Interspersed in the planning areas are living streets unencumbered by an abundance of street parking due to proposed underground parking areas. Bulk has been moderated throughout the development by using a variety of building types providing visual interest. However a unifying and consistent use of exterior materials and landscaping provides for a cohesive design. Proposed roof types are consistent with those found in the surrounding neighborhoods, and while setbacks are not required in the respective zoning district, the proposed buildings maintain sufficient distances consistent with those seen in the surrounding community. As described above, ample open areas would be provided with the project as 70-percent of the project site would remain undeveloped. Conditions of project approval would ensure that open areas are provided in perpetuity and are designed for public use consistent with County standards.

B. The proposed development provides architectural design, massing, materials, and scale that are compatible with the site surroundings and the community.

As discussed above, through the use of a variety of architectural design elements and building types the proposed project would be compatible with development found in the existing community where a variety of residential types and architectural styles are found. To reduce the mass and bulk of the proposed project, development has been set back in to hillside areas, buildings have been broken up into smaller components, and several below ground parking areas are proposed. Consistent with the County's design guidelines a variety of roof forms would be used and broken into components, and the building facades would have variety and avoid long linear unbroken planes. The majority of the proposed building heights would conform with the County's maximum height requirements. In those instances where the height limit is exceeded the applicant has requested and the County has approved a waiver to the height limit, consistent with state law. The selected building materials would include variety and provide natural elements such as wood, and conditions of project approval would ensure that a variety of light and slightly darker-valued earth-toned materials that are flat and non-reflective would be utilized.

C. The proposed development results in site layout and design that will not eliminate significant sun and light exposure or result in light pollution and glare; will not eliminate primary views and vistas; and will not eliminate privacy enjoyed on adjacent properties.

The area of the project site is large-101.1 acres in area. The development proposed in the seven discrete planning areas has been sited to maintain generous distances from adjoining properties and to achieve building heights that would prevent the elimination of sun and light exposure on adjacent properties. As discussed above all exterior lighting proposed with the project would be required to minimize light pollution and glare and project materials would be required to meet antiglare specifications. Due to the distance of the proposed development from adjacent properties and through careful site and architectural design, primary views and vistas would not be eliminated, and privacy would not be eliminated on adjacent properties. To ensure that views to Richardson and San Francisco Bay as seen from Chapel Drive are maintained at Chapel Hill, the maintenance of a view corridor is required via conditions of project approval.

D. The proposed development will not adversely affect and will enhance where appropriate those rights-of-way, streetscapes, and pathways for circulation passing through, fronting on, or leading to the property.

The project would be accessed via existing County-maintained and private roadways, with roadway extensions limited to sections of Green Lane and Shuck Drive. Conditions of project approval have been included in the Master Plan for the project that require that project roads comply with specific standards (widths and geometry) to adequately serve the proposed development. Further, as required by the County's Department of Public Works, sidewalks will be required on roadway segments consistent with proposed development patterns and approval of an improvement plan has been required as a condition of Master Plan approval to ensure that the design of sidewalks, pedestrian walkways, curbs, and gutters, comply with the County's requirements. The development includes underground parking areas in several locations further enhancing access routes by reducing the visual appearance of vehicles along and adjacent to project streets.

Class III bicycle lanes are proposed throughout the project site and would connect with the existing bicycle facilities. The Master Plan conditions of approval would require the applicant obtain approval of a bicycle connection plan to ensure that bicycle connections meet

standards. The applicant would implement a landscape plan the includes plantings and trees along roadways and pedestrian walkways, enhancing routes of travel and providing a cohesive visual theme throughout the development.

E. The proposed development will provide appropriate separation between buildings, retain healthy native vegetation and other natural features, and be adequately landscaped consistent with fire safety requirements.

As described above, setbacks from property lines are not mandated by the County in the RMP zoning district-the respective zoning designation from the project site. Nonetheless, the development would maintain generous distances from adjoining property lines due to the size of the project site (101.1 acres) and resulting from the large open areas that will be maintained with the development of the project (70-percent of the site will remain undeveloped). Distances between project buildings would be required to meet fire protection standards and those of the California Building Code as applicable.

The project site contains forested areas such as coast live oak woodlands, closed cone cypress, montane hardwood, and ornamental forest. Other sensitive natural communities such as needle grass and coyote brush scrub are also present on the project. Forested areas and other special-status habitats and vegetative communities would be avoided to the greatest extent feasible with project implementation. Conditions of project approval would ensure that measures are implemented to reduce potential impacts to forested areas and other special status habitats.

The applicant has proposed a landscape plan that would require review and approval by Southern Marin Fire Protection District for compliance with defensible space requirements. The plan includes a variety of plant and tree species, many of which are native to Marin County, and would ensure that the project is adequately landscaped.

WHEREAS, the proposed project is consistent with the mandatory findings for Tree Removal Permit approval (Marin County Code Section 22.62.050) as summarized below:

In considering a Tree Removal Permit application, the County may only grant approval or conditional approval based on a finding that removal of the tree(s) is necessary for the reasonable use and enjoyment of land under current zoning regulations and Countywide Plan and Community Plan (if applicable) policies and programs, taking into consideration the following criteria:

A. Whether the preservation of the tree would unreasonably interfere with the development of land.

A total of 50 trees would be removed with the project, and the removal is necessary to accommodate the development and to ensure compliance with fire district requirements.

B. The number, species, size and location of trees remaining in the immediate area of the subject property.

The 101.1-acre site contains approximately 40 acres of forested areas that would be preserved with the project, therefore the removal of 50 trees to accommodate the development would not result in a meaningful reduction of the number of on-site trees.

C. The number of healthy trees that the subject property can support.

The site would continue to support the existing forested areas with the project and the applicant would be required to plant replacement trees at a 2 to 1 ratio for every tree removed. Conditions of project approval would prevent the spread of sudden oak death in the project site, ensuring that the oak forested areas in the project site are not compromised during construction activities.

D. The topography of the surrounding land and the effects of tree removal on soil stability, erosion, and increased runoff.

The selected trees that would be removed are not located in areas that would result in increased erosion or run-off concerns as much of the proposed development would be site in existing developed areas.

E. The value of the tree to the surrounding area with respect to visual resources, maintenance of privacy between adjoining properties, and wind screening.

The preservation of existing forested areas and the proposed landscaping plan would maintain the visual character of the site. Conditions of project approval have been included to ensure that select screening plantings are sited along areas of particular visual interest and sensitivity such as along Chapel Hill and Dormitory Hill (to screen the RCF).

F. The potential for removal of a protected or heritage tree to cause a significant adverse effect on wildlife species listed as threatened or endangered by State or Federal resource agencies in compliance with the California Environmental Quality Act (CEQA).

The project EIR concluded that the tree removal proposed with the project would not result in a significant adverse effect on special status wildlife species. Consistent with the Marin County Development Code requirements, bird nesting surveys would be required should tree removal activities occur during the nesting season, and conditions of project approval have been included in the Master Plan to further minimize potential impacts to nesting white-tailed kite. Further, to protect special status monarch butterfly, conditions of project approval have been included in the project Master Plan that require preconstruction surveys during the butterfly overwintering period and additional measures should overwintering monarch be found during surveys. Lastly, conditions of Master Plan approval would require measures to protect roosting and hibernating bat species.

G. Whether there are alternatives that would allow for the preservation of the tree(s), such as relocating proposed improvements, use of retaining walls, use of pier and grade beam foundations, paving with a permeable substance, the use of tree care practices, etc.

Due to the nature of the development and the desire to site the majority of development in previously disturbed areas to minimize ground disturbance effects to the greatest extent feasible, it is not possible to preserve those trees that would be removed with the project.

SECTION II: ACTION

NOW THEREFORE, BE IT RESOLVED that the Marin County Board of approves the applicant's Design Review and Tree Removal Permit application associated with the North Coast Land Holdings Master Plan subject to the conditions listed below.

This planning permit is an entitlement to apply for construction permits, not a guarantee that they can be obtained, and it does not establish any vested rights. 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.

CONDITIONS OF PROJECT APPROVAL

CDA-Planning Division

1. This Design Review and Tree Removal Permit approval authorizes the following:
 - I. Design Review. Entitlement to develop the following project components:
 - A. ***Seminary Point Planning Area.*** A total of 14 units contained in 10 buildings in the planning area consisting of the following:
 1. **Building Type 70:** A total of eight units (contained in four buildings), each containing 2,518 square feet of floor area, and reaching a maximum height of 28 feet above surrounding grade;
 2. **Building Type 71:** A total of six single family residences, each containing 1,762 square feet of floor area and reaching a maximum height of 26 feet above surrounding grade.
 - B. ***Hodges/Shuck Planning Area.*** A total of 114 units (contained in 28 buildings) in the planning area consisting of the following:
 1. **Building Type 21:** A total of 32 units, housed in eight buildings, each containing 6,291 square feet of floor area and reaching a maximum height of 34.25 feet above surrounding grade.
 2. **Building Type 30:** A total of 18 units, housed in nine buildings, each containing 3,463 square feet of floor area and reaching a maximum height of 34.75 feet above surrounding grade.
 3. **Building Type 31:** A total of 18 units, housed in six buildings, each building containing 4,592 square feet of floor area and reaching a maximum height of 33.75 feet above surrounding grade.
 4. **Building Type 32:** A total of 4 units, housed in two buildings, each building containing 3,348 square feet of floor area and reaching a maximum height of 33 feet above surrounding grade.
 5. **Building Type 33:** A total of 4 units, housed in two buildings, each building containing 4,561 square feet of floor area and reaching a maximum height of 31 feet above surrounding grade.
 6. **Building Type 40:** A total of 38 units, housed one building containing 44,568 square feet of floor area, and reaching a maximum height of 31.89 feet above surrounding grade.

- C. **Reed/Storer/Shuck Planning Area.** A total of 36 units (housed in 18 buildings) in the planning area consisting of the following:
1. **Building Type 10:** Eight buildings containing a total of 16 units, each building containing 4,196 square feet of floor area; the buildings would reach a maximum height of 32.5 feet above surrounding grade.
 2. **Building Type 11:** Four buildings containing a total of 8 units, each building containing 3,088 square feet of floor area; the buildings would reach a maximum height of 30 feet above surrounding grade.
 3. **Building Type 12:** Six buildings containing a total of 12 units, each building containing a total of 5,450 square feet of floor area; the buildings would reach a maximum height of 30 feet above surrounding grade.
- D. **Mission Drive Planning Area.** Construct two (2) single family residences (Building Type 72), each containing 3,124 square feet of floor area and reaching a maximum height of 31.5 feet above surrounding grade.
- E. **Dormitory Hill Planning Area.** Construct a residential care facility (RCF) (Building Type 52) that would contain 150 apartments. The RCF would contain approximately 267,354 square feet of floor area and would have three stories from the main entry level, reaching a maximum height of 39.85 feet above surrounding grade. The RCF would contain a total of 150 apartments, of which 50 would be memory care apartments and 100 would be independent living apartments.
- F. **Chapel Hill Planning Area.** Construct 40 new residential units (Building Type 80), containing a total of 96,611 square feet of floor area in two separate building clusters to the east and west of Chapel Hill. The buildings would reach a maximum height of 36 feet above surrounding grade.
- G. **Shuck Drive Knoll Planning Area.** Construct seven buildings (Building Type 60) with associated garages containing a total of 14 residential units, each building containing 2,871 square feet of floor area and reaching a maximum height of 30 feet above surrounding grade.

II. Tree Removal Permit. Tree removal activities shall consist of the following:

Common Name	Scientific Name	No. of Trees Removed	Size Range (diameter at breast height, inches)
Coast live oak	<i>Quercus agrifolia</i>	48	Range: 6 to 40 inches
Coast redwood	<i>Sequoia sempervirens</i>	1	22 inches
Bay laurel	<i>Laurus nobilis</i>	1	11 inches
TOTAL		50	

4. 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.

5. The project authorized above is subject to the conditions of project approval for the North Coast Land Holdings Master Plan LLC as appropriate.
6. Project buildings authorized herein shall be limited to no more than three stories of habitable space, with the exception of the residential care facility which shall not exceed the heights shown in the project plans received in final form on April 23, 2024, and provided as Exhibit A to this permit.
7. The color pallet for the project authorized herein shall conform to the “North Coast Land Holdings, LLC-201 Seminary Drive, Mill Valley, CA Material/Color Palette”, presented at the March 30, 2026 Planning Commission Hearing.
8. BEFORE THE ISSUANCE OF BUILDING PERMITS, GRADING PERMITS, OR THE APPROVAL OF IMPROVEMENT PLANS, THE APPLICANT SHALL MODIFY THE PROJECT AS FOLLOWS:
 - A. All trees removed pursuant to the Tree Removal Permit shall be replaced at a ratio of two trees planted for every one tree removed. Replacement trees must be of a species that is native to Marin County and contained in 15-gallon containers at the time of planting. Specifications (including species, location, size at planting) for the replacement trees shall be indicated on building permit plans.
9. 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:
 - A. Statement of conformance-landscape design professional (1)
 - B. Exterior lighting (3)
 - C. Waiver of public liability (4)
 - D. Tree protection zone fencing (6)
 - E. Tree protection zone encroachment (7)
 - F. Wetland protection fencing (8)
 - G. Exterior materials and colors (12)
 - H. Landscaping (13)
 - I. Water efficient landscaping (14)
 - J. Landscaping verification (15)
 - K. Utility undergrounding (16)

DPW-Department of Public Works

1. BEFORE THE ISSUANCE OF BUILDING PERMITS, THE APPLICANT SHALL MODIFY PROJECT PLANS TO INCLUDE THE FOLLOWING:

- A. Trash enclosures shall be covered and graded so that no stormwater enters the enclosure, consistent with MCC §23.18.020(d). Any wash water shall drain to the sanitary sewer subject to district approval.
 - B. If stormwater regulations or the MS4 permit change between Improvement Plan approval and Building Permit issuance, the stormwater design shall be updated to comply with the requirements in effect at the time of permit issuance, per MCC §23.18.010.
2. DURING CONSTRUCTION AND PRIOR TO OCCUPANCY, THE APPLICANT SHALL COMPLY WITH THE FOLLOWING:
- A. The developer shall keep all adjoining public streets free of dirt, mud, and debris throughout construction, consistent with MCC §13.04.030.
 - B. Grading occurring between October 15 and April 15 must comply with MCC §§24.04.620–24.04.650. Erosion control BMPs shall be installed before October 1 and maintained throughout the rainy season. A REAP shall be onsite at all times.
 - C. BMPs required under MCC §23.18.020 and the State Construction General Permit shall be implemented, including stabilized entrances, slope protection, fueling controls, concrete washout containment, and inlet protection.
 - D. BMPs shall be inspected before and after storm events and repaired or replaced as needed per MCC §23.18.020.
 - E. The project shall comply with all approved plans except were modified by these Conditions of Approval.
 - F. Prior to occupying any structures all associated improvements, including but not limited to roadways, sidewalks, and utilities, shall be completed. The phasing plan shall be used to determine associated improvements with each structure.

SECTION III: VOTE

APPROVED at a regular meeting of the MARIN COUNTY BOARD OF SUPERVISORS held on this 9TH day of JUNE 2026 by the following vote:

AYES: SUPERVISORS

NOES: SUPERVISORS

ABSENT: SUPERVISORS

ERIC LUCAN, PRESIDENT
MARIN COUNTY BOARD OF SUPERVISORS

Attest:

CLERK